

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
KELLEY PAULA M TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
PAULA M KELLEY REVOCABLE TRU			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	568,400	568,400	
80 TOBEY GARDEN ST				0 Heavy		RES LAND	1010	477,500	477,500	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2067 Total Acres 1.091 Chapter Lan		Cyclical 6 Exemption W District Res Exem		RESIDNTL	1010	12,400	12,400	
GIS ID F_873204_2835657		Assoc Pid#				Total		1,058,300	1,058,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCHUGH SCOTT M & ALLISON D TT		57953 323	05-26-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
MCHUGH SCOTT M		57928 230	05-19-2023	Q	I	1,575,000	00	2023	1010	614,100	2022	1010	534,800	2021	1010	496,400		
KELLEY PAULA M TT		38806 0109	08-04-2010	U	I	521,500	1		1010	512,500		1010	325,600		1010	314,000		
SCHUG HELEN M TRS		32281 0322	02-28-2006	U	I	100	1A		1010	9,000		1010	9,000		1010	5,000		
Total										1,135,600	Total				869,400	Total		815,400

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch										
0060																		
NOTES																		
Total Appraised Parcel Value																1,058,300		

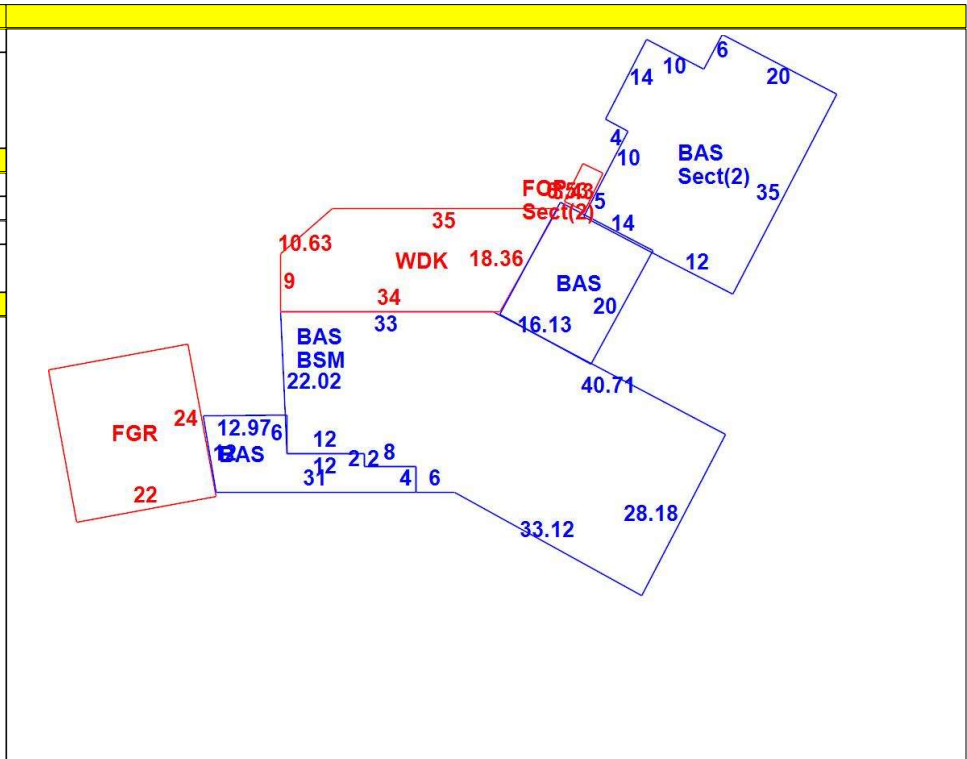
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BP-19-298	10-01-2019	AD		142,800	03-11-2020	100		Construct a 1028 SF one level ad		03-11-2020	SJT	5		05	Measure - Under Construct
2013-43	04-10-2013	MN	Maintenance	8,500	07-30-2013	100		STRIP & REROOF		09-19-2019	SJT	10		00	Measure & Listed
146	06-07-2012	NC		13,500	06-30-2012	100		CONSTRUCT A 500' DECK		07-30-2013	BH			01	Measure - No Entry
203	09-27-2010	RM	Remodel	79,000	06-15-2011	100		WINDOWS,INTER&EXTER		04-12-2013	VGS			20	Field Review
129	08-23-2010	MN	Maintenance	32,000		100		WOOD SIDING&WINDOWS		02-22-2012	SJD	0	1	00	Measure & Listed
										11-15-2011	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0060	1.341					1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.173 AC	35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.07	8,100
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09	Total Land Value					477,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1745	
Model	01	Residential	Bsmt Type	01	
Grade	06	Good	Unfin Area	0.00	Slab
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1745				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	492,778
Replace Cost	21,170
Year Built	677,953
Effective Year Built	1958
Depreciation Code	2000
Remodel Rating	VG
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	406,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,314	2,314	2,314	168.01	388,779
BSM	Basement	0	1,747	349	33.56	58,636
FGR	Garage	0	528	211	67.14	35,450
WDK	Deck	0	588	59	16.86	9,913
Ttl Gross Liv / Lease Area		2,314	5,177	2,933		492,778



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PAULA M KELLEY REVOCABLE TRU			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	568,400	568,400	
80 TOBEY GARDEN ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	477,500	477,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2067 Total Acres 1.091 Chapter Lan GIS ID F_873204_2835657			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,400	12,400	
						Total		1,058,300	1,058,300	VISION

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KELLEY PAULA M TT		38806 0109	08-04-2010	U	I	521,500	1		1010	512,500		1010	325,600
SCHUG HELEN M TRS		32281 0322	02-28-2006	U	I	100	1A		1010	9,000		1010	9,000
						Total		1,135,600		Total		869,400	
						Total		815,400		Total		815,400	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int						
								APPRAISED VALUE SUMMARY						
								Appraised Bldg. Value (Card) 568,400						
								Appraised Xf (B) Value (Bldg) 0						
								Appraised Ob (B) Value (Bldg) 12,400						
								Appraised Land Value (Bldg) 477,500						
								Special Land Value 0						
								Total Appraised Parcel Value 1,058,300						
								Valuation Method C						
								Total Appraised Parcel Value 1,058,300						

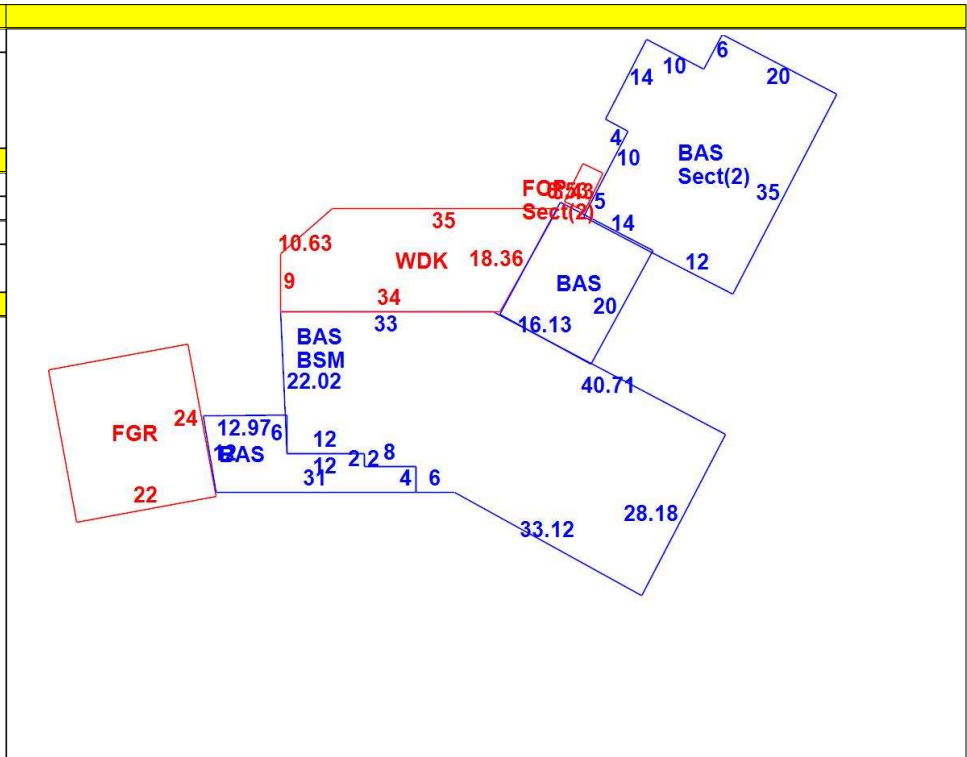
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2013-43	04-10-2013	MN	Maintenance	8,500	07-30-2013	100		STRIP & REROOF	09-19-2019	SJT	10		00	Measure & Listed
146	06-07-2012	NC		13,500	06-30-2012	100		CONSTRUCT A 500' DECK	07-30-2013	BH			01	Measure - No Entry
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129	08-23-2010	MN	Maintenance	32,000		100		WOOD SIDING&WINDOWS	02-22-2012	SJD	0	1	00	Measure & Listed
									11-15-2011	KP		1	00	Measure & Listed

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Occupancy	1				
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Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj				156,755
Replace Cost				7,250
Year Built				677,953
Effective Year Built				2019
Depreciation Code				2020
Remodel Rating				VG
Year Remodeled				
Depreciation %				1
Functional Obsol				
External Obsol				
Trend Factor				1.000
Condition				
Condition %				
Percent Good				99
Cns Sect Rcnd				162,400
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	930	930	930	168.01	156,251	
FOP	Open Porch	0	22	3	22.91	504	
Ttl Gross Liv / Lease Area		930	952	933	156,755		

