

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MACQUARRIE WILLIAM B			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MACQUARRIE MARY E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	204,900	204,900		
214 PARKS ST				0 Medium		RES LAND	1010	397,500	397,500		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1512 Total Acres 3.581 Chapter Lan			Cyclical 7 Exemption W District Res Exem			RESIDNTL	1010	11,200	11,200
GIS ID F_868365_2830261		Assoc Pid#			Total		613,600	613,600			

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACQUARRIE WILLIAM B		10399 0075	07-26-1991	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	151,600	2022	1010	121,800
									1010	434,100		1010	361,100
									1010	8,600		1010	8,600
								Total		594,300	Total		491,500
								Total			Total		431,100

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				
0050					Appraised Bldg. Value (Card)	204,900		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	11,200		
					Appraised Land Value (Bldg)	397,500		
					Special Land Value	0		
					Total Appraised Parcel Value	613,600		
					Valuation Method	C		
					Total Appraised Parcel Value	613,600		

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
357	07-16-2003	MN	Maintenance	1,600	08-07-2004	100		REFURB GARAGE	11-03-2020	SJT	10		20	Field Review
158	04-28-2003	MN	Maintenance	3,000	08-07-2004	100		REPLACE SUNPORCH	04-12-2013	VGS			20	Field Review
11977	07-24-1991	AD	Addition			100		WOOD BURNING STOVE	08-07-2004	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	2.660	AC 35,000.00	0.51067	5	1.00	0050	1.000		1.0000	0.41	47,500
Total Card Land Units					3.58	AC	Parcel Total Land Area			3.58	Total Land Value			397,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	636	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			300,848
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	02	Oil	Replace Cost		305,848
Heat Type	04	Forced Air-Duc	Year Built		1905
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		204,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	636		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK		5		8	
FEP		6		8	
FHS BAS	TQS BAS BSM	FHS BAS BSM			
20		20		28	
7		22		8	
FEP	TQS BAS	8		7	
12		17		FOP 6 3	

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
FGR1	Garage - 1 Sto	L	308	52.00	1980	A	70	C	1.00	11,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	912	912	912	173.70	158,414
BSM	Basement	0	636	127	34.69	22,060
DCK	Deck	0	40	4	17.37	695
FEP	Finished Enclosed Porch	0	144	86	103.74	14,938
FHS	Finished Half Story	168	336	168	86.85	29,182
FOP	Open Porch	0	18	3	28.95	521
TQS	Three Quarter Story	432	576	432	130.28	75,038
Ttl Gross Liv / Lease Area		1,512	2,662	1,732		300,848

