

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCGRATH SHEILA M TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SHEILA M MCGRATH TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	410,600	410,600	
107 LORING ST		SUPPLEMENTAL DATA			RES LAND	1010	499,800	499,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4304 Total Acres 1.198 Chapter Lan GIS ID F_868965_2828646			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	49,100	27,000	
							Total	959,500	937,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGRATH SHEILA M TT	LCC	125969	10-27-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCGRATH JOSEPH F	LCC	107604	07-11-2005	U	I	100	1F	2023	1010	407,700	2022	1010	368,000	2021	1010	337,000
MCGRATH JOSEPH & SHEILA TRUSTEE	104706	0	12-26-2003	U	I	100	1F		1010	488,300		1010	412,000		1010	372,700
									1010	20,700		1010	20,700		1010	20,700
								Total	916,700	Total	800,700	Total	730,400			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	410,600	
0070					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	49,100	
					Appraised Land Value (Bldg)	499,800	
					Special Land Value	0	
					Total Appraised Parcel Value	959,500	
					Valuation Method	C	
					Total Appraised Parcel Value	959,500	

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
BPO-21-338	08-18-2021	MN	Maintenance	5,000		100	08-18-2021	Rebuild firebox	08-21-2019	SJT	10		00	Measure & Listed
BPO-20-46	05-04-2020	MN	Maintenance	4,945		100	06-25-2020	STRIP & REROOF BARN	01-17-2017	JLF	0	1	00	Measure & Listed
2018-123	06-19-2018	MN	Maintenance	11,000		100		REPLACE 3 WINDOWS	04-12-2013	VGS			20	Field Review
220	06-20-2006	AD	Addition	60,000		100		12X22,8X22 2FLR11X13	05-28-2009	KP		1	00	Measure & Listed
2018-232		SP	Solar Panels	13,745		100	08-07-2018	SOLAR PANELS						

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.280	AC 35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	13,600
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value		499,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	2331	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.85		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	09	Pine/Soft Wood	COST / MARKET VALUATION		
Interior Floor 2	12	Hardwood	Net Other Adj	40,725	
Heat Fuel	03	Gas	Replace Cost	612,806	
Heat Type	05	Hot Water	Year Built	1780	
AC Type	03	Central	Effective Year Built	1988	
Bedrooms	5		Depreciation Code	A	
Full Baths	4		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	3		Depreciation %	33	
Total Rooms	11		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	4		Percent Good	67	
Gas Fireplaces	0		Cns Sect Rcnld	410,600	
Sq Ft Fin Bsmt	309		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2331		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
FGR1	Garage - 1 Sto	L	600	52.00	1980	F	55	B	1.50	25,700
SHD1	Shed	L	72	21.00	2015	G	85	C	1.00	1,300
SLR	Solar Panels	L	21	1050.00	2018	A	70	C	1.00	22,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	24	2	9.92	238
BAS	First Floor	2,438	2,438	2,438	119.01	290,146
BSM	Basement	0	1,626	325	23.79	38,678
DCK	Deck	0	90	9	11.90	1,071
FNS	Finished 90% Story	1,208	1,342	1,208	107.13	143,764
FOP	Open Porch	0	136	20	17.50	2,380
FUS	Finished Upper Story	37	37	37	119.01	4,403
TQS	Three Quarter Story	768	1,024	768	89.26	91,400
Ttl Gross Liv / Lease Area		4,451	6,717	4,807		572,080

