

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
MACLELLAN JAMES D & JOYCE M T MACLELLAN FAMILY TRUST 721 BAY RD DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		667,400	667,400
		SUPPLEMENTAL DATA		0	Heavy			RES LAND	1010		1,181,000	1,181,000
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2464 Total Acres .91 Chapter Lan GIS ID F_869223_2828505		Cyclical 7 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	51,500	51,500			
						Total		1,899,900	1,899,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MACLELLAN JAMES D & JOYCE M TT MACLELLAN JAMES D PORTER DAVID K COLLINS Y LORRAINE		LCC	122986	01-26-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
		LCC	106165	09-30-2004	U	I	980,000	1	2023	1010	536,500	2022	1010	474,700
		LCC	79347	11-08-1989	Q	I	1	00		1010	1,404,500		1010	1,084,300
		LCC	79347	11-08-1989	Q	I	1	00		1010	28,000		1010	28,000
						Total		1,969,000	Total		1,587,000	Total		1,298,600

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					
0080					Appraised Bldg. Value (Card)	667,400			
					Appraised Xf (B) Value (Bldg)	0			
					Appraised Ob (B) Value (Bldg)	51,500			
					Appraised Land Value (Bldg)	1,181,000			
					Special Land Value	0			
					Total Appraised Parcel Value	1,899,900			
					Valuation Method	C			
					Total Appraised Parcel Value	1,899,900			

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
2015-303	09-25-2015	RM	Remodel	20,000	07-19-2019	100		REMOVE/REPLACE FRONT EN	07-23-2019	SJT	5		00	Measure & Listed
2013-160	07-10-2013	DM	Demolish	23,750	08-07-2014	100		DEMO 24X6 EXISTING DECK R	08-07-2014	JLF	5		01	Measure - No Entry
166	09-13-2011	RM	Remodel	19,775		100		MASTERSUITE&BALCONY	04-12-2013	VGS			20	Field Review
3	01-02-2007	RM	Remodel	20,000		100		FIN BSMT,20X3215X14	04-04-2012	KP		1	00	Measure & Listed
1	01-03-2005	AD	Addition	75,000	05-22-2006	100		12X34 ADD W/BASEMENT						
587	12-01-2004	RM	Remodel	20,000	05-22-2006	100		12X34 KITCHEN/DINING						

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	39,640	SF	8.81	1.00000	5	1.00	0080	1.503		V225	2.2500	29.79	1,181,000
Total Card Land Units					0.91	AC	Parcel Total Land Area					0.91	Total Land Value			1,181,000	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2424	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			745,152
Interior Floor 2			Net Other Adj		132,953
Heat Fuel	03	Gas	Replace Cost		878,104
Heat Type	04	Forced Air-Duc	Year Built		1966
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	2		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		667,400
Sq Ft Fin Bsmt	1419		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	3		Misc Imp Ovr Comment		
Bsmt Area	2424		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
SPL1	Ing Pool - Ave	L	800	64.00	1985	A	70	C	1.00	35,800
GAZ	Gazebo	L	400	56.00	1990	A	70	C	1.00	15,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,464	2,464	2,464	228.86	563,899
BGR	Basement Gar	0	408	0	0.00	0
BSM	Basement	0	2,304	461	45.79	105,502
DCK	Deck	0	716	72	23.01	16,478
FEP	Finished Enclosed Porch	0	288	173	137.47	39,592
FOP	Open Porch	0	100	15	34.33	3,433
PRG	Pergola	0	105	11	23.98	2,517
PTO	Patio	0	1,126	56	11.38	12,816
WDK	Deck	0	44	4	20.80	915
Ttl Gross Liv / Lease Area		2,464	7,555	3,256		745,152

