

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCWILLIAMS, DANIELLE COLIN MCWILLIAMS 251 TREMONT ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	Septic	0	Paved	0	Good	RESIDNTL	1010	560,500	560,500
		SUPPLEMENTAL DATA		Cyclical Exemption W		7		RES LAND	1010	473,200	473,200
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1846 Total Acres .998 Chapter Lan GIS ID F_870553_2831905		District Res Exem				RESIDNTL	1010	3,300	3,300
				Assoc Pid#		Total		1,037,000		1,037,000	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCWILLIAMS, DANIELLE COLI MARCOS A		51279 22	06-25-2019	Q	I	615,000	00	Year	Code	Assessed	Year	Code	Assessed			
		28228 0178	05-17-2004	U	I	381,000	11	2023	1010	422,100	2022	1010	359,200	2021	1010	357,200
								1010	507,800			1010	322,700		1010	311,300
		Total						929,900		Total		681,900		Total		668,500

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			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	560,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,300
Appraised Land Value (Bldg)	473,200
Special Land Value	0
Total Appraised Parcel Value	1,037,000
Valuation Method	C
Total Appraised Parcel Value	1,037,000

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-22-321	08-18-2022	MN	Maintenance	9,550		100	08-18-2022	RMVE WALL/ADD SUPPRT LVL	06-13-2023	SJT	5		01	Measure - No Entry
BPO-22-255	07-07-2022	RM	Remodel	24,000	06-05-2023	100		RMDL BEDRM INTO A 5X12 BA	05-07-2020	SJD	9		20	Field Review
13117	03-14-1994	RM	Remodel	1,000	10-17-1995	100		INS 2 DOORS, 4WIND	04-12-2013	VGS			20	Field Review
13039	11-30-1993	AD	Addition	4,200	10-17-1995	100		8X9 SHED DORMER	02-05-2008	BSB		1	00	Measure & Listed
12617	11-24-1992	AD	Addition	12,500	10-17-1995	100		GUT BEDRM BALCNY/SKY						

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	0.080 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,800
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			473,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			606,734
Interior Floor 2			Net Other Adj		52,720
Heat Fuel	03	Gas	Replace Cost		659,454
Heat Type	05	Hot Water	Year Built		1963
AC Type	01	None	Effective Year Built		2006
Bedrooms	3		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		15
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnld		560,500
Sq Ft Fin Bsmt	614		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1144		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
PTO	Patio	L	144	15.00	2015	A	70	C	1.00	1,500
SHD1	Shed	L	120	21.00	2015	A	70	C	1.00	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	21	2	25.10	527
BAS	First Floor	1,144	1,144	1,144	263.57	301,522
BSM	Basement	0	1,144	229	52.76	60,357
DCK	Deck	0	620	62	26.36	16,341
PTO	Patio	0	156	8	13.52	2,109
TQS	Three Quarter Story	702	936	702	197.68	185,025
UST	Unfinished Utility Area	0	444	155	92.01	40,853
Ttl Gross Liv / Lease Area		1,846	4,465	2,302		606,734

