

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACLAREN JOHN R			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
379 TREMONT ST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	443,000	443,000
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	469,900	469,900
Alt Prcl ID		Cyclical 7							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2344		District							
Total Acres .928		Res Exem							
Chapter Lan									
GIS ID F_872158_2833010		Assoc Pid#							
							Total	912,900	912,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACLAREN JOHN R	41636	0105	07-11-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MACLAREN JOHN R	11724	0070	03-24-1993	U	I	1	1A	2023	1010	334,300	2022	1010	305,000
MACLAREN JOHN R	8927	0196	03-24-1993	U	I	1	1A		1010	504,300	2021	1010	320,400
							Total	838,600	Total	625,400	Total	585,700	

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 443,000
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 0
 Appraised Land Value (Bldg) 469,900
 Special Land Value 0
 Total Appraised Parcel Value 912,900
 Valuation Method C

Total Appraised Parcel Value 912,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
QPO_23-74	03-31-2023	MN	Maintenance	22,000		100	03-31-2023	REPAIR ROOF/TRIM/STORM D		04-12-2013	VGS			20	Field Review
QPO-22-16	08-03-2022	MN	Maintenance	648		100	08-03-2022	ENLARGE DOOR TO 36"		04-07-2008	BSB		1	00	Measure & Listed
2016-58	03-02-2016	MN	Maintenance	3,500		100		CONSTRUCT A EXTERIOR STA							
149	05-02-2005	MN	Maintenance	3,000		100		REPLACE 2 WINDOWS							
67	03-09-2005	MN	Maintenance	3,000		100		STRIP REROOF							
14983	06-19-1998	NC	New Construct	5,500	10-01-1998	100		15X17 6X6 7X7 2X6 DK							

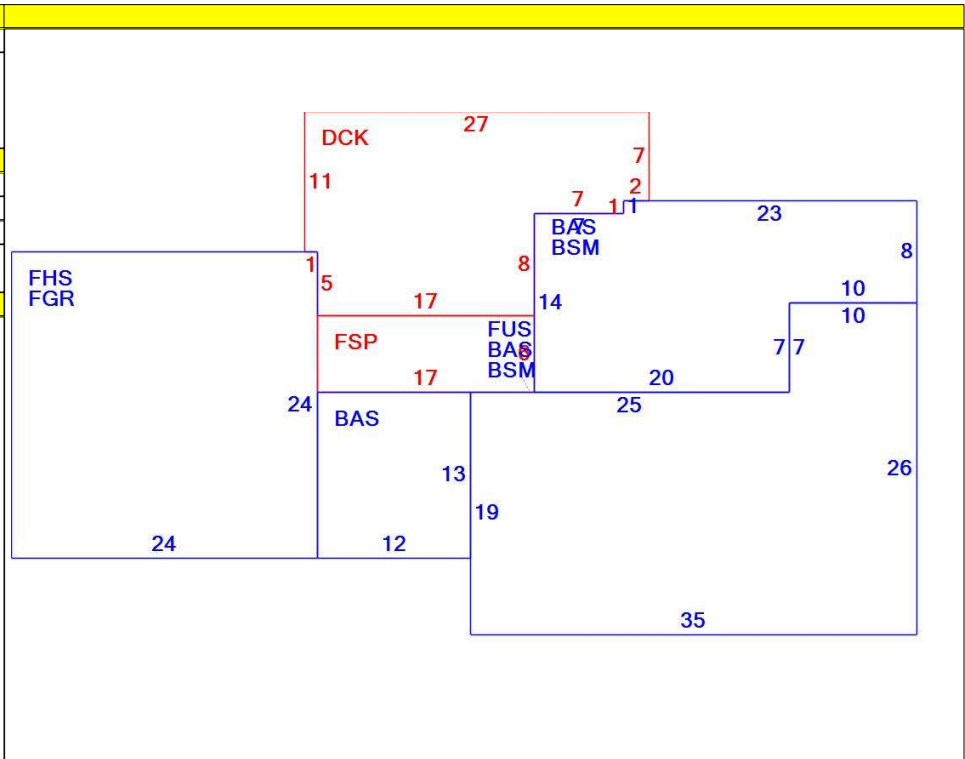
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.010	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.15	500

Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			469,900
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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1108	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1108				

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

COST / MARKET VALUATION	
Net Other Adj	15,660
Replace Cost	615,252
Year Built	1935
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	72
Cns Sect Rcnld	443,000
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	214.60	271,254
BSM	Basement	0	1,108	222	43.00	47,641
DCK	Deck	0	353	35	21.28	7,511
FGR	Garage	0	576	230	85.69	49,358
FHS	Finished Half Story	288	576	288	107.30	61,805
FSP	Screened Porch	0	102	20	42.08	4,292
FUS	Finished Upper Story	735	735	735	214.60	157,731
Ttl Gross Liv / Lease Area		2,287	4,714	2,794		599,592

