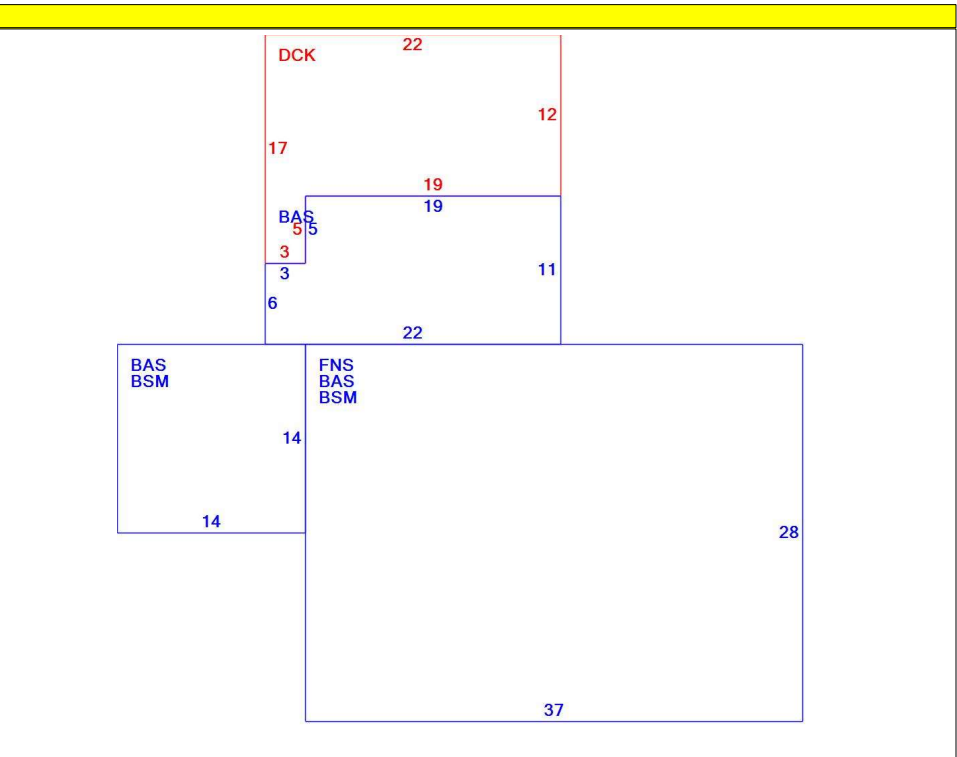


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
MACALLISTER ROBERT J				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed							
MACALLISTER SHARON B				0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	488,200	488,200							
92 INDIAN TRL						0	Medium			RES LAND	1010	457,300	457,300							
<b>SUPPLEMENTAL DATA</b>														<b>VISION</b>						
Alt Prcl ID						Cyclical 7														
Scnd Home						Exemption W														
Tax Class T						District														
DUXBURY MA 02332				Total Acres .82		Res Exem														
GIS ID F_873071_2832881				Assoc Pid#								Total		945,500	945,500					
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MACALLISTER ROBERT J				5440	0301	08-26-1983		Q	I	119,000		00	Year	Code	Assessed	Year	Code	Assessed		
												2023	1010	372,000	2022	1010	312,300	2021	1010	313,700
													1010	491,300		1010	314,600		1010	300,500
				Total								Total		863,300	Total		626,900	Total		614,200
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description													Number
				Total		0.00						<b>APPRAISED VALUE SUMMARY</b>								
												Appraised Bldg. Value (Card)				488,200				
												Appraised Xf (B) Value (Bldg)				0				
												Appraised Ob (B) Value (Bldg)				0				
												Appraised Land Value (Bldg)				457,300				
												Special Land Value				0				
												Total Appraised Parcel Value				945,500				
												Valuation Method				C				
												Total Appraised Parcel Value				945,500				
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				
2018-92	05-22-2018	MN	Maintenance	3,000		100		REPLACE WOOD SIDING			04-12-2013	VGS			20	Field Review				
11	01-23-2012	RM	Remodel	12,000	08-01-2012	100		RM BASEMENT			03-25-2008	BSB		1	00	Measure & Listed				
<b>LAND LINE VALUATION SECTION</b>																				
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	35,719 SF	9.55	1.00000	5	1.00	0060	1.341			1.0000		12.80	457,300			
Total Card Land Units					0.82	AC	Parcel Total Land Area					0.82	Total Land Value				457,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1232	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.85				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	550				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	1232				

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

COST / MARKET VALUATION	
Net Other Adj	585,975
Replace Cost	39,948
Year Built	1954
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnld	488,200
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	1,459	1,459	1,459	219.88	320,802	
BSM	Basement	0	1,232	246	43.90	54,090	
DCK	Deck	0	279	28	22.07	6,157	
FNS	Finished 90% Story	932	1,036	932	197.81	204,926	
Ttl Gross Liv / Lease Area		2,391	4,006	2,665		585,975	



92 INDIAN TRL

