

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGOODWIN ROBERT R IV			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
24 INDIAN TRL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	182,000	182,000
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	445,600	445,600
Alt Prcl ID		Cyclical 7				RESIDNTL	1010	2,100	2,100
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1426		District							
Total Acres .7		Res Exem							
Chapter Lan									
GIS ID F_873738_2832219		Assoc Pid#							
							Total	629,700	629,700

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCGOODWIN ROBERT R IV		35348 0193	11-30-2007	Q	I	410,000	00	Year	Code	Assessed	Year	Code	Assessed
EMMETT JAMES W		33858 0228	12-20-2006	Q	I	387,000	00	2023	1010	196,200	2022	1010	170,700
									1010	478,600		1010	305,000
									1010	1,400		1010	1,400
							Total	676,200	Total	477,100	Total	460,400	

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			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

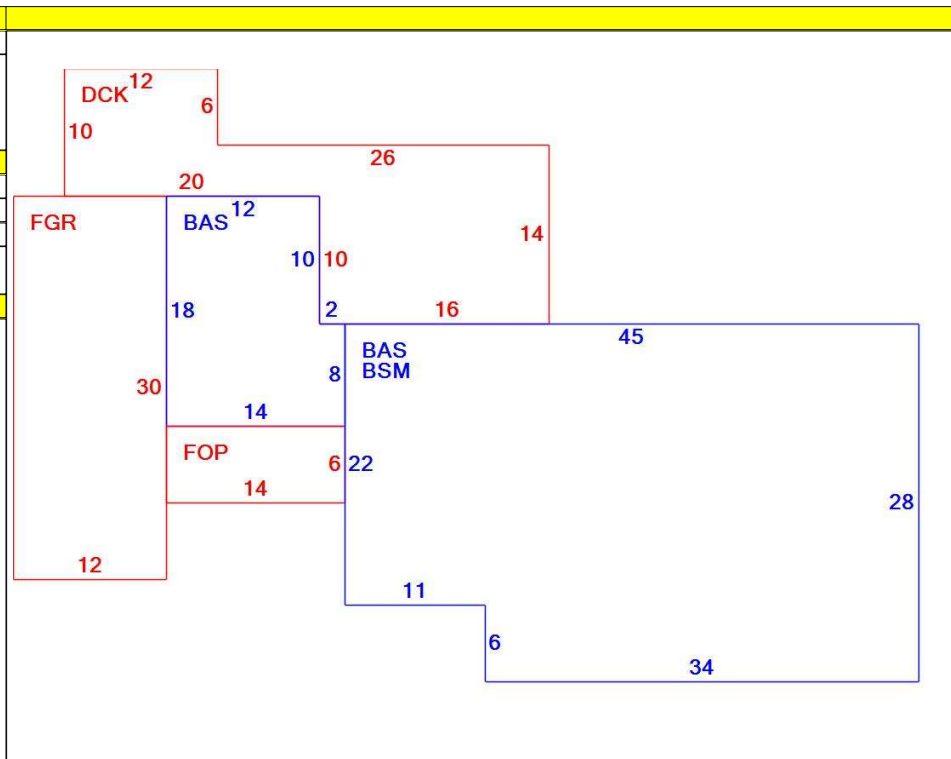
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	182,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	445,600
Special Land Value	0
Total Appraised Parcel Value	629,700
Valuation Method	C
Total Appraised Parcel Value	629,700

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
31	10-28-2005	MS	Miscellaneous			100		SHED 10X12	04-12-2013	VGS			20	Field Review
10997	09-28-1988	AD	Addition	13,000		100			01-06-2007	KP		1	00	Measure & Listed

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	30,492 SF	10.90	1.00000	5	1.00	0060	1.341	SOLD FOR 413,400 - REVIEW		1.0000	14.61	445,600
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value			445,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1194	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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			255,039
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	03	Gas	Replace Cost		263,838
Heat Type	05	Hot Water	Year Built		1951
AC Type	01	None	Effective Year Built		1990
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		31
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnld		182,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1194		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
SHD1	Shed	L	120	21.00	2005	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,426	1,426	1,426	136.97	195,319
BSM	Basement	0	1,194	239	27.42	32,736
DCK	Deck	0	404	40	13.56	5,479
FGR	Garage	0	360	144	54.79	19,724
FOP	Open Porch	0	84	13	21.20	1,781
Ttl Gross Liv / Lease Area		1,426	3,468	1,862		255,039



24 INDIAN TRL

