

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCKINNEY JOHN R			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCKINNEY JEANNE E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	461,700	461,700	
120 WADSWORTH RD				0 Medium		RES LAND	1010	426,800	426,800	
						RESIDNTL	1010	6,700	6,700	
SUPPLEMENTAL DATA										
DUXBURY MA 02332	Alt Prcl ID	Cyclical 7								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 2836	District								
	Total Acres .54	Res Exem								
	Chapter Lan									
	GIS ID F_873362_2833247	Assoc Pid#								
							Total	895,200	895,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCKINNEY JOHN R		4151 0724	04-13-1976	U	I	33,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	347,000	2022	1010	293,000
									1010	457,600		1010	293,400
									1010	3,400		1010	3,400
							Total	808,000	Total	589,800	Total	561,800	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 461,700			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES											
										Appraised Land Value (Bldg) 426,800	
										Special Land Value 0	
										Total Appraised Parcel Value 895,200	
										Valuation Method C	
										Total Appraised Parcel Value 895,200	

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
2018-303	08-02-2018	MN	Maintenance	12,200		100		REPLACE 9 WINDOWS	11-17-2022	SJT	10		00	Measure & Listed
2018-7	01-18-2018	MS	Miscellaneous	17,958		100		VINYL SIDING	04-12-2013	VGS			20	Field Review
2017-208	10-06-2017	MN	Maintenance	14,698		100		STRIP & REROOF 19 SQUARE	02-26-2008	BSB		1	00	Measure & Listed
2014-160	08-14-2014	MN	Maintenance	1,187		100		REPLACE 1 DOOR						
68	05-10-2010	MN	Maintenance	9,700		100		7 REPLC WINDOWS						
1	02-10-2009	MS	Miscellaneous	3,300		100		10X10 V SHED						
14203	08-28-1996	NC	New Construct	6,000		100		14X16 SHED ON CONPAD						

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	23,540 SF	13.52	1.00000	5	1.00	0060	1.341		1.0000	18.13	426,800
Total Card Land Units					0.54 AC	Parcel Total Land Area					0.54	Total Land Value			426,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	04	Cape Cod		Bsmt Area	1548		
Model	01	Residential		Bsmt Type	00	N/A	
Grade	05	Ave/Good		Unfin Area	0.00		
Stories	1.90						
Occupancy	1			CONDO DATA			
Exterior Wall 1	25	Vinyl Siding		Parcel Id		C	Own
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood					
Interior Floor 2				Net Other Adj		611,524	
Heat Fuel	03	Gas		Replace Cost		57,655	
Heat Type	05	Hot Water		Year Built		1951	
AC Type	01	None		Effective Year Built		1990	
Bedrooms	4			Depreciation Code		A	
Full Baths	3			Remodel Rating			
Half Baths	0			Year Remodeled			
Extra Fixtures	1			Depreciation %		31	
Total Rooms	9			Functional Obsol			
Bath Style	03	Modern		External Obsol			
Kitchen Style	02	Average		Trend Factor		1.000	
Extra Kitchens	0			Condition			
Fireplaces	2			Condition %			
Extra Openings	0			Percent Good		69	
Gas Fireplaces	0			Cns Sect Rcnld		461,700	
Sq Ft Fin Bsmt	950			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	1548			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	304	21.00	1996	A	70	C	1.00	4,500
SHD1	Shed	L	121	21.00	2008	G	85	C	1.00	2,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,548	1,548	1,548	186.04	287,995
BSM	Basement	0	1,548	310	37.26	57,673
DCK	Deck	0	360	36	18.60	6,698
FNS	Finished 90% Story	1,393	1,548	1,393	167.41	259,158
Ttl Gross Liv / Lease Area		2,941	5,004	3,287		611,524

