

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
MCGOUGH DAVID MCGOUGH ELEANOR 67 TUSOCK BROOK RD DUXBURY MA 02332		0	Water	0	Private	0	Average	RESIDENTL 1020		Appraised 615,000		Assessed 615,000		905 DUXBURY, MA VISION				
		0	No Sewer	0	Paved	0	Average											
		SUPPLEMENTAL DATA		Alt Prcl ID 082/160.0-0272-0009.		Cyclical Exemption W										6		
GIS ID F_867231_2829298				District Res Exem		Assoc Pid#		Total		615,000		615,000						
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGOUGH DAVID				45469 0249	04-27-2015	Q	I	430,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
KIERNAN BONNIE				44195 0106	04-01-2014	U	I	353,000	1	2023	1020	577,700	2022	1020	452,300	2021	1020	462,700
GRAFFEO MARILYN M & GRAFFEO ANTHO				38406 0060	04-08-2010	U	I	1	1F									
GRAFFEO MARILYN M				19529 0064	03-21-2001	U	I	100	1									
GRAFFEO ANTHONY P				17914 0309	09-30-1999	Q	I	280,000	00									
Total										Total	577,700	Total	452,300	Total	462,700			
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int									
Total				0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name			B		Tracing			Batch			Appraised Bldg. Value (Card)			615,000		
0001													Appraised Xf (B) Value (Bldg)			0		
											Appraised Ob (B) Value (Bldg)			0				
											Appraised Land Value (Bldg)			0				
											Special Land Value			0				
											Total Appraised Parcel Value			615,000				
											Valuation Method			C				
											Total Appraised Parcel Value			615,000				
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			
QPO-22-13	06-30-2022	MN	Maintenance	15,734		100	06-30-2022	INSTALL TRIPLE CASEMENT		04-25-2016	SJD	9		01	Measure - No Entry			
2000122	04-24-2000	NC	New Construct	10,000	01-01-2002	100		FIN BASE. 650		05-28-2014	SJD	9	1	00	Measure & Listed			
										07-02-2013	SJD	3		30	Quality Control			
										03-25-2003	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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000		0	0		
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8005	C 8005 Owne
Interior Wall 2				Bay Farm Tussock	B 1 S 1
Interior Floor 1	14	Carpet	Adjust Type	Code	Description
Interior Floor 2	12	Hardwood	Condo Flr	B2AC	2 Bedroom AC
Heat Fuel	03	Gas	Condo Unit	2A	2A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			118
CNS Bedrooms	2				95
Full Baths	3		COST / MARKET VALUATION		
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average	Net Other Adj		664,214
Kitchen Type	4	Full Eat-In	Replace Cost		42,700
Kitchen Func	1		Year Built		706,914
Parking Class	3	Deeded	Effective Year Built		1997
SF Basement	773		Depreciation Code		2008
Bsmt Garage	0		Remodel Rating		G
Fireplaces	1		Year Remodeled		
Part Bedroom	0		Depreciation %		13
FBM Quality	05	Living Area	Functional Obsol		
SF Fin Bsmt	700		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplace	0		Condition		
Parking			Condition %		
AMENITY 1	2	Deck	Percent Good		87
Amenity 2			Cns Sect Rcnld		615,000
			Dep % Ovr		
			Dep Ovr Comment		
			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS (1,725 sf)
BSM (773 sf)
FGR (609 sf)
WDK (164 sf)

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	1,725	1,725	1,725	310.38	535,406	
BSM	Basement	0	773	155	62.24	48,109	
FGR	Garage	0	609	244	124.36	75,733	
WDK	Deck	0	164	16	30.28	4,966	
Ttl Gross Liv / Lease Area		1,725	3,271	2,140		664,214	

