

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAHONEY SUZANNE M TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
SUZANNE M MAHONEY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	499,700	499,700
62 TUSOCK BROOK RD		SUPPLEMENTAL DATA			RESIDNTL	1020	19,900	19,900	
DUXBURY MA 02332		Alt Prcl ID 082/160.0-0272-0025. Scnd Hom Tax Class T Tot Fin Are 2103 Total Acres Chapter La GIS ID F_867594_2829378			Cyclical Exemption W District Res Exem Assoc Pid#				
						Total		519,600	519,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MAHONEY SUZANNE M TT		44850 0111	10-17-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MAHONEY DANIEL A		29450 0126	11-12-2004	Q	I	515,000	00	2023	1020	431,300	2022	1020	366,700
MCGLINCHEY EDWARD J		13155 0118	09-20-1994	Q	I	219,000	00		1020	15,300	2021	1020	366,700
						Total		446,600		Total		382,000	

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)				499,700
Appraised Xf (B) Value (Bldg)				0
Appraised Ob (B) Value (Bldg)				19,900
Appraised Land Value (Bldg)				0
Special Land Value				0
Total Appraised Parcel Value				519,600
Valuation Method				C
Total Appraised Parcel Value				519,600

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES											

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
QP-19-235	09-25-2019	MN	Maintenance	17,765		100		7 WINDOWS & 1 DOOR	11-03-2020	SJT	10		20	Field Review
13245	06-10-1994	NC	New Construct	14,400	11-30-1995	100		24X24 DETACH GAR	07-02-2013	SJD	3		30	Quality Control
13011	11-10-1993	NC	New Construct		11-30-1995	100		2 STY DUPLEX TOWN HS	06-08-2005	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	4	WO Bsmt
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8004	C 8004
Interior Wall 2			Ownr	16	
Interior Floor 1	12	Hardwood	Bay Farm Tus Brk 94 B 1 S 1		
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2TC	2 Bedroom TC
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central	COST / MARKET VALUATION		
CNS Bedrooms	2				552,988
Full Baths	2		Net Other Adj		34,825
Half Baths	1		Replace Cost		587,824
Extra Fixtures	0		Year Built		1994
Total Rooms	5		Effective Year Built		2006
Bath Style	02	Average	Depreciation Code		G
Kitchen Style	02	Average	Remodel Rating		
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	1		Depreciation %		15
Parking Class	3	Deeded	Functional Obsol		
SF Basement	785		External Obsol		
Bsmt Garage	2		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		85
FBM Quality	05	Living Area	Percent Good		
SF Fin Bsmt	575		Cns Sect Rcnld		499,700
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2	4	WO Bsmt	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (721 sf)
BAS (761 sf)
BSM (785 sf)
WDK (196 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
FGR1	Garage - 1 Sto	L	548	52.00	1994	A	70	C	1.00	19,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	761	761	761	333.33	253,661
BSM	Basement	0	785	157	66.67	52,332
FUS	Finished Upper Story	721	721	721	333.33	240,328
WDK	Deck	0	196	20	34.01	6,667
Ttl Gross Liv / Lease Area		1,482	2,463	1,659		552,988

