

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT											
MCGRATH JOHATHAN R MCGRATH LINDA J 100 PARKS ST #B26		0	Water	0	Two-Way	0	Average	Description RESIDNTL	Code 1020	Appraised 353,400	Assessed 353,400	905  DUXBURY, MA  <b>VISION</b>					
		0	No Sewer	0	Paved	0	Average										
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>															
		Alt Prcl ID 082/160.0-0272-0002. Scnd Hom Tax Class T Tot Fin Are 1400 Total Acres Chapter La GIS ID F_867983_2828498			Cyclical Exemption W District Res Exem Assoc Pid#			6			Total 353,400 353,400						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCGRATH JOHATHAN R		46870 0084	04-29-2016	Q	I	233,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
VERCOLLONE NETTA		44114 0210	02-28-2014	Q	I	238,000	00	2023	1020	346,800	2022	1020	311,400	2021	1020	305,800	
HARTNETT AUGUSTINE & HARTNETT KAT		18263 0045	02-08-2000	U	I	1	1F										
HARTNETT KATHLEEN		18263 0043	02-02-2000	Q	I	1	00										
HARTNETT AUGUSTINE		14211 0059	03-15-1996	Q	I	123,000	00										
		Total				346,800		Total		311,400		Total		305,800			
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													<b>APPRAISED VALUE SUMMARY</b>				
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				353,400				
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				353,400				
									Valuation Method				C				
									Total Appraised Parcel Value				353,400				
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			
2016-150	05-12-2016	MS	Miscellaneous	6,000		100		INSTALL HARDWOOD FLOO	11-18-2016	SJD	9		01	Measure - No Entry			
									06-16-2014	SJD	9		12	Property Estimated - No Ac			
									07-03-2013	SJD	3		30	Quality Control			
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	3	Patio
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	1				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8012	C 8012
Interior Wall 2					Owne
Interior Floor 1	12	Hardwood		Bay Farm Bldg 1	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	04	Electric	Condo Flr	B2AI	2 Bedroom AI
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2				102
Full Baths	2		<b>COST / MARKET VALUATION</b>		
Half Baths	0				440,270
Extra Fixtures	0		Net Other Adj		7,000
Total Rooms	5		Replace Cost		447,288
Bath Style	02	Average	Year Built		1984
Kitchen Style	02	Average	Effective Year Built		2000
Kitchen Type	4	Full Eat-In	Depreciation Code		G
Kitchen Func	4	4	Remodel Rating		
Parking Class	2	Common	Year Remodeled		
SF Basement	0		Depreciation %		21
Bsmt Garage	0		Functional Obsol		
Fireplaces	0		External Obsol		
Part Bedroom	0		Trend Factor		1.000
FBM Quality			Condition		
SF Fin Bsmt	0		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplace	0		Cns Sect Rcnd		353,400
Parking			Dep % Ovr		
AMENITY 1	3	Patio	Dep Ovr Comment		
Amenity 2			Misc Imp Ovr		
			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p><b>BAS</b> (1,400 sf)</p>
<p><b>PTO</b> (140 sf)</p>

**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	1,400	1,400	1,400	312.91	438,080
PTO	Patio	0	140	7	15.65	2,190
Ttl Gross Liv / Lease Area		1,400	1,540	1,407		440,270

