

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACDONALD THOMAS J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
MACDONALD DONNA HARTNETT			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	422,900	422,900
80 STONEY BROOK CIR		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	397,400	397,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2064 Total Acres .331 Chapter Lan			Cyclical 6 Exemption W District Res Exem				
GIS ID F_868122_2829408		Assoc Pid#			Total 820,300 820,300				

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACDONALD THOMAS J		12257 0319	10-01-1993	U	I	160,000	1A	Year	Code	Assessed	Year	Code	Assessed
MACDONALD THOMAS J		83702 340919	10-19-1992	U	I		1I	2023	1010	321,000	2022	1010	293,500
									1010	387,700		1010	330,000
								Total		708,700	Total		623,500
								Total			Total		582,200

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)	422,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	397,400
Special Land Value	0
Total Appraised Parcel Value	820,300
Valuation Method	C
Total Appraised Parcel Value	820,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									
HOUSE IN BAY FARM COMPLEX									

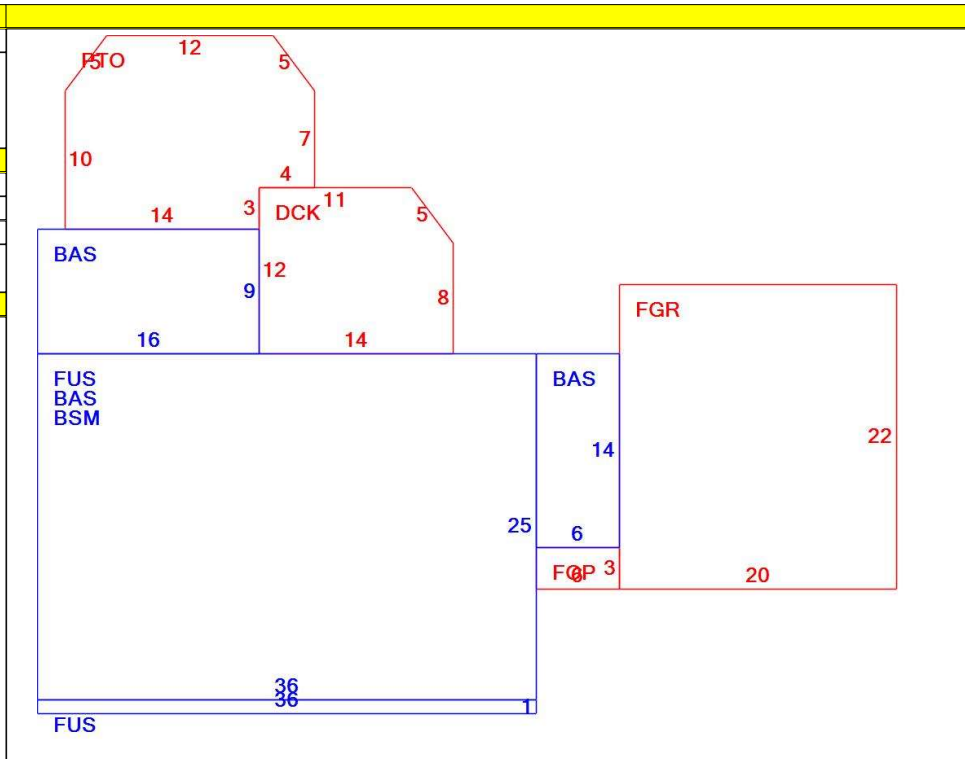
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-51	03-14-2023	AD	Addition	6,790		0		CONSTRUCT A PORTICO ABO	08-06-2020	SJT	6		20	Field Review
QPO-21-48	03-22-2021	MN	Maintenance	9,800		100		Remove and replace roof	04-12-2013	VGS			20	Field Review
257	12-19-2011	RM	Remodel	21,185	06-27-2012	100		KITCHEN	06-27-2012	KP	5		12	Property Estimated - No Ac
66	05-25-2011	MN	Maintenance	0	06-27-2012	100		18 WINDOWS	02-03-2008	K-B			01	Measure - No Entry

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	PD	Primary	14,420 SF	19.84	1.00000	5	1.00	0070	1.389		1.0000	27.56	397,400	
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value				397,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	900	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	900				

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	532,838
Replace Cost	23,635
Year Built	1987
Effective Year Built	1997
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnld	422,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,128	1,128	1,128	217.49	245,324
BSM	Basement	0	900	180	43.50	39,147
DCK	Deck	0	162	16	21.48	3,480
FGR	Garage	0	440	176	86.99	38,277
FOP	Open Porch	0	18	3	36.25	652
FUS	Finished Upper Story	936	936	936	217.49	203,566
PTO	Patio	0	228	11	10.49	2,392
Ttl Gross Liv / Lease Area		2,064	3,812	2,450		532,838

