

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA																																																																						
MCCORMACK MARIA & MCCORMACK MARIA & THOMAS MCCORMACK 201 95 BELLEVUE AVE				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed																																																																							
MELROSE MA 02176										RESIDENTL RES LAND	1010 1010	482,700 432,400	482,700 432,400	<b>VISION</b>																																																																						
<table border="1"> <thead> <tr> <th colspan="14">SUPPLEMENTAL DATA</th> </tr> </thead> <tbody> <tr> <td colspan="2">Alt Prcl ID</td> <td colspan="2">Scnd Home</td> <td colspan="2">Tax Class</td> <td colspan="2">Tot Fin Area</td> <td colspan="2">Total Acres</td> <td colspan="2">Chapter Lan</td> <td colspan="2">GIS ID</td> <td colspan="2">Cyclical Exemption W District Res Exem</td> <td colspan="2">7</td> <td colspan="2">Assoc Pid#</td> </tr> <tr> <td colspan="2"></td> <td colspan="2">500434</td> <td colspan="2">T</td> <td colspan="2">1833</td> <td colspan="2">.149</td> <td colspan="2"></td> <td colspan="2">F_872756_2831330</td> <td colspan="2"></td> <td colspan="2"></td> <td colspan="2"></td> </tr> <tr> <td colspan="11"></td> <td colspan="2">Total</td> <td colspan="2">915,100</td> <td colspan="2">915,100</td> </tr> </tbody> </table>																SUPPLEMENTAL DATA														Alt Prcl ID		Scnd Home		Tax Class		Tot Fin Area		Total Acres		Chapter Lan		GIS ID		Cyclical Exemption W District Res Exem		7		Assoc Pid#				500434		T		1833		.149				F_872756_2831330																			Total		915,100	
SUPPLEMENTAL DATA																																																																																				
Alt Prcl ID		Scnd Home		Tax Class		Tot Fin Area		Total Acres		Chapter Lan		GIS ID		Cyclical Exemption W District Res Exem		7		Assoc Pid#																																																																		
		500434		T		1833		.149				F_872756_2831330																																																																								
											Total		915,100		915,100																																																																					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																																																																						
MCCORMACK MARIA & MCCORMACK T MCCORMACK MARIA MALOLEPSZY GERALDINE P		50982 0327 31684 0241 31324 0227		04-24-2019 11-07-2005 09-13-2005		U U I V U V				1 1A 1 1A 1 1F				Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed																																																														
														2023	1010 1010	364,400 322,200	2022	1010 1010	310,100 284,200	2021	1010 1010	309,500 233,200																																																														
											Total		686,600		Total		594,300		Total		542,700																																																															
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														<b>APPRAISED VALUE SUMMARY</b>																																																																						
Nbhd		Nbhd Name		B		Tracing		Batch																																																																												
0040																																																																																				
NOTES														Appraised Bldg. Value (Card) 482,700																																																																						
														Appraised Xf (B) Value (Bldg) 0																																																																						
														Appraised Ob (B) Value (Bldg) 0																																																																						
														Appraised Land Value (Bldg) 432,400																																																																						
														Special Land Value 0																																																																						
														Total Appraised Parcel Value 915,100																																																																						
														Valuation Method C																																																																						
														Total Appraised Parcel Value 915,100																																																																						
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																																																																					
34 33	02-02-2006 02-02-2006	NC DM	New Construct Demolish	167,000 10,000	07-09-2007	100 100		SIN FAM & FIN BASEME DEMO EXISTING DWELLI		07-19-2022 04-12-2013 08-01-2012 07-09-2007	SJD VGS KP KP	3 6		30 20 30 00	Quality Control Field Review Quality Control 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	1010	Single Family	RC	Primary	6,500 SF	36.55	1.00000	5	1.00	0040	1.820	WITHL 161-959-182 ECONOMI		1.0000		66.52	432,400																																																																			
Total Card Land Units					0.15 AC	Parcel Total Land Area					0.15	Total Land Value					432,400																																																																			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt			Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2					485,949
Heat Fuel	03	Gas	Net Other Adj		38,715
Heat Type	04	Forced Air-Duc	Replace Cost		524,664
AC Type	01	None	Year Built		2006
Bedrooms	3		Effective Year Built		2013
Full Baths	2		Depreciation Code		E
Half Baths	1		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	6		Depreciation %		8
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		92
Sq Ft Fin Bsmt	384		Cns Sect Rcnld		482,700
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	960		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**FNS  
BAS  
BSM**

9  
24  
1

40

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	969	969	969	239.98	232,536	
BSM	Basement	0	960	192	48.00	46,075	
FNS	Finished 90% Story	864	960	864	215.98	207,338	
Ttl Gross Liv / Lease Area		1,833	2,889	2,025		485,949	



21 PRISCILLA AVE