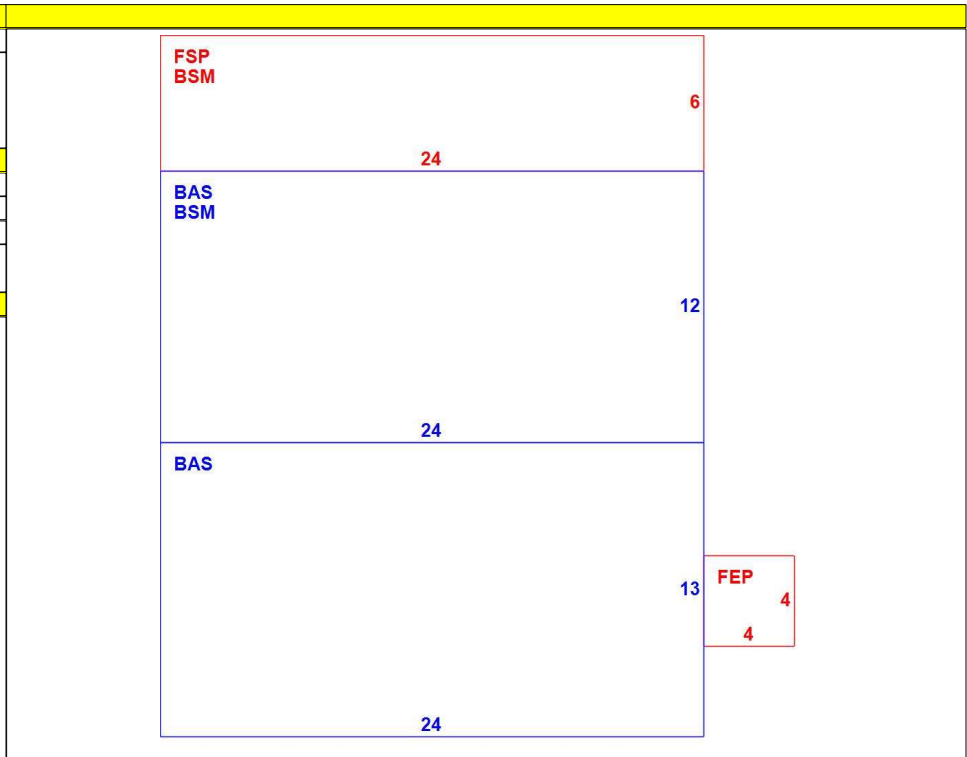


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
MCGARIGAL BRIAN BRIAN MCGARIGAL IRREVOCABLE T PO BOX 1251 DUXBURY MA 02331		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	85,200	85,200						
		SUPPLEMENTAL DATA		0		Light		RES LAND	1010	445,100	445,100						
		Alt Prcl ID		Cyclical		7		RESIDNTL	1010	85,100	85,100						
		Scnd Home		Exemption		W		Total		615,400	615,400						
		Tax Class T		District		Res Exem											
		Tot Fin Area 600		Assoc Pid#													
		Total Acres .258															
		Chapter Lan															
		GIS ID F_871191_2831034															
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
MCGARIGAL BRIAN		41870	0304	08-29-2012		U	I			100	1A	Year	Code	Assessed	Year	Code	Assessed
MCGARIGAL BRIAN		28942	0344	08-26-2004		U	I			241,000	1	2023	1010	64,700	2022	1010	56,600
KELLEN DOROTHY L		14925	0051	01-22-1997		U	I			100	1A		1010	386,200		1010	340,600
													1010	77,800		1010	77,800
		Total										Total	528,700	Total	475,000	Total	362,700
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)				85,200			
0040										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				85,100			
										Appraised Land Value (Bldg)				445,100			
										Special Land Value				0			
										Total Appraised Parcel Value				615,400			
										Valuation Method				C			
										Total Appraised Parcel Value				615,400			
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
7	01-06-2006	AD	Addition	58,000	04-07-2006	100		GARAGE, FIN RM ABOVE				08-09-2023	SJD	6	1	01	Measure - No Entry
313	07-01-2005	AD	Addition	5,000		100		FOUN 24X24 GAR FINUP				10-07-2019	SJT	10		00	Measure & Listed
												04-12-2013	VGS			20	Field Review
												04-12-2006	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	1010	Single Family	RC	Primary	11,250 SF	24.15	1.00000	5	1.00	0040	1.820			TP90	0.9000	39.56	445,100
Total Card Land Units					0.26 AC	Parcel Total Land Area					0.26	Total Land Value					445,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	288	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					
Heat Fuel	07	Propane	Net Other Adj		122,170
Heat Type	04	Forced Air-Duc	Replace Cost		5,000
AC Type	03	Central	Year Built		127,170
Bedrooms	2		Effective Year Built		1930
Full Baths	1		Depreciation Code		1988
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		33
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		67
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		85,200
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	288		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
PTO	Patio	L	100	15.00	1980	A	70	C	1.00	1,100
FGR7	Garage - Fin U	L	1,008	98.00	2005	G	85	C	1.00	84,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	600	600	600	168.51	101,106
BSM	Basement	0	432	86	33.55	14,492
FEP	Finished Enclosed Porch	0	16	10	105.32	1,685
FSP	Screened Porch	0	144	29	33.94	4,887
Ttl Gross Liv / Lease Area		600	1,192	725		122,170



08/09/2023