

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGILL DON			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MCGILL TRACY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	575,100	575,100
29 DUCK HILL RD				0 Medium		RES LAND	1010	508,600	508,600
SUPPLEMENTAL DATA						RESIDNTL	1010	5,800	5,800
DUXBURY MA 02332			Alt Prcl ID	Cyclical	5				
			Scnd Home	Exemption	22				
			Tax Class	W					
			Tot Fin Area	District					
			Total Acres	Res Exem					
			Chapter Lan						
			GIS ID	F_876381_2847295	Assoc Pid#				
						Total		1,089,500	1,089,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGILL DON		37098 0300	04-23-2009	Q	I	570,000	00	Year	Code	Assessed	Year	Code	Assessed			
LORING ALETHEA		18788 0350	08-15-2000	U	I	1	1A	2023	1010	428,200	2022	1010	356,500			
									1010	496,900		1010	419,200			
									1010	3,900		1010	3,900			
								Total		929,000	Total		779,600	Total		729,900

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2024	22	22 VETERAN	400.00						Appraised Bldg. Value (Card) 575,100			
			Total					Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 5,800				
								Appraised Land Value (Bldg) 508,600				
								Special Land Value 0				
								Total Appraised Parcel Value 1,089,500				
								Valuation Method C				
								Total Appraised Parcel Value 1,089,500				

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	Batch			
0070							

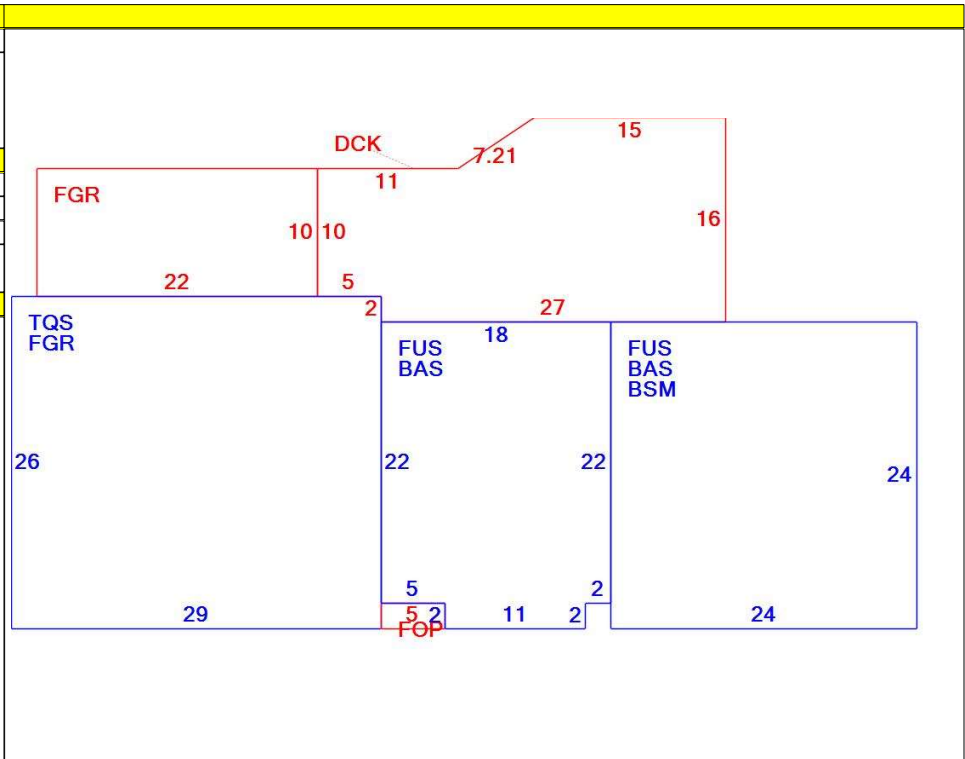
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2013-287	11-18-2013	NC	New Construct	68,500	05-21-2014	100		DEMO GARAGE AND CONSTR	10-19-2020	SJT	10		20	Field Review	
246	09-26-2012	MS	Miscellaneous	13,000		100		CONSTRUCT AN 18X18 UTILIT	05-21-2014	JLF	5	1	00	Measure & Listed	
60	05-07-2009	NC	New Construct	10,000		100		16X20 DECK	05-19-2014	JLF	5		01	Measure - No Entry	
32	02-03-2005	AD	Addition	15,000		100		MASTERSUITE 18.67X21	04-12-2013	VGS			20	Field Review	
298	07-10-2002	AD	Addition	40,000	03-20-2004	100		2 STORY ADD	02-05-2013	AO	6	6	30	Quality Control	
									12-10-2010	KP		4	09	Total Refusal	

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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.460 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	22,400
Total Card Land Units					1.38 AC	Parcel Total Land Area					1.38	Total Land Value			508,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	576	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	6				
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	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	576				

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

COST / MARKET VALUATION	
Net Other Adj	771,381
Replace Cost	27,360
Year Built	1937
Effective Year Built	1993
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	28
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	72
Cns Sect Rcnd	575,100
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
SHD1	Shed	L	325	21.00	2010	G	85	C	1.00	5,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	994	994	994	248.35	246,862
BSM	Basement	0	576	115	49.58	28,560
DCK	Deck	0	446	45	25.06	11,176
FGR	Garage	0	974	390	99.44	96,857
FOP	Open Porch	0	10	2	49.67	497
FUS	Finished Upper Story	994	994	994	248.35	246,862
TQS	Three Quarter Story	566	754	566	186.43	140,567
Ttl Gross Liv / Lease Area		2,554	4,748	3,106		771,381

