

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGILLIVRAY MICHAEL J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MCGILLIVRAY KATHLEEN			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	361,400	361,400
1535 TREMONT ST				0 Heavy		RES LAND	1010	353,900	353,900
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 5							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1638	District							
	Total Acres 1.028	Res Exem							
	Chapter Lan								
	GIS ID F_876143_2848321	Assoc Pid#							
						Total	715,300	715,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MCGILLIVRAY MICHAEL J	12891 0078	05-20-1994	Q	I	179,999	00	Year	Code	Assessed	Year	Code	Assessed
MURPHY EDWARD TRUSTEE	12426 0028	11-24-1993	Q	V	70,000	00	2023	1010	269,600	2022	1010	172,900
								1010	368,000		1010	303,300
							Total	637,600	Total	476,200	Total	425,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	361,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	353,900
Special Land Value	0
Total Appraised Parcel Value	715,300
Valuation Method	C
Total Appraised Parcel Value	715,300

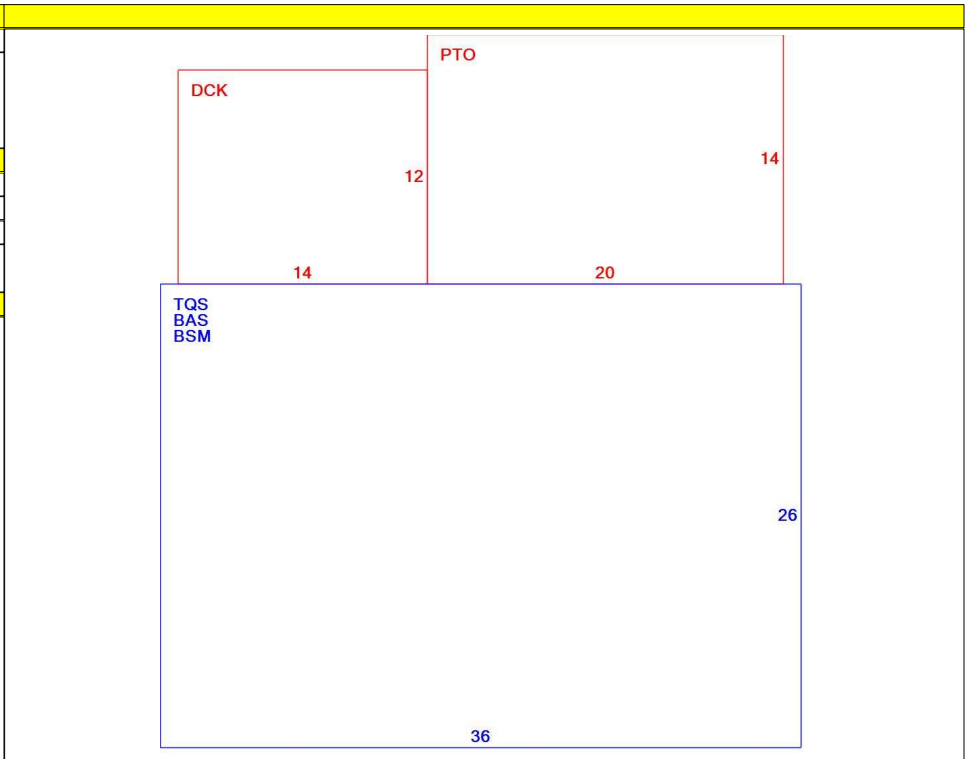
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
EPO-23-488 13016	09-29-2023 11-16-1993	EL NC	Electric New Construct	45,000	06-03-1996	0 100		STAND BY GENERATOR 26X36 2STY CAPE	10-07-2020 04-12-2013 03-18-2008	SJT VGS BSB	10		20 20 00	Field Review Field Review 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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.110 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0263	0.81	3,900
Total Card Land Units					1.03 AC	Parcel Total Land Area					1.03	Total Land Value			353,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	936			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	1.75						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
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	02	Oil					
Heat Type	05	Hot Water					
AC Type	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
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	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	936						

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

COST / MARKET VALUATION			
			413,337
Net Other Adj			16,900
Replace Cost			430,237
Year Built			1996
Effective Year Built			2005
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			16
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			84
Cns Sect Rcnld			361,400
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	936	936	936	222.70	208,450	
BSM	Basement	0	936	187	44.49	41,645	
DCK	Deck	0	168	17	22.54	3,786	
PTO	Patio	0	280	14	11.14	3,118	
TQS	Three Quarter Story	702	936	702	167.03	156,338	
Ttl Gross Liv / Lease Area		1,638	3,256	1,856		413,337	

