

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCELDUFF MATTHEW J		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
MCELDUFF CLAUDIA DOERRE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	680,300	680,300
170 ST GEORGE ST				0	Heavy			RES LAND	1010	520,800	520,800
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical		5		RESIDNTL	1010	36,600	36,600
Scnd Home				Exemption							
Tax Class T				W							
Tot Fin Area 3606				District							
Total Acres .88				Res Exem							
Chapter Lan				Assoc Pid#							
DUXBURY MA 02332											
Total									1,237,700	1,237,700	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCELDUFF MATTHEW J	LCC	86013	03-02-1994	Q	I	260,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	675,600	2022	1010	608,300	2021	1010	562,900
									1010	619,700		1010	479,200		1010	397,800
									1010	22,900		1010	22,900		1010	22,900
Total									1,318,200	Total	1,110,400	Total	983,600			

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				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0080					Appraised Bldg. Value (Card)	680,300		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	36,600		
					Appraised Land Value (Bldg)	520,800		
					Special Land Value	0		
					Total Appraised Parcel Value	1,237,700		
					Valuation Method	C		
					Total Appraised Parcel Value	1,237,700		

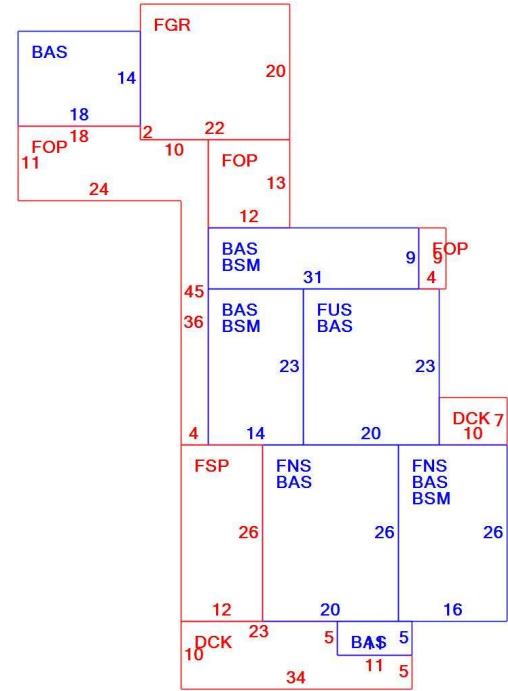
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
119	04-06-2004	AD	Addition	75,000		100		1 STRYADD/SCRN PRCH	10-15-2020	SJT	10		20	Field Review
14829	02-25-1998	MN	Maintenance	2,000		100		STRIP AND REROOF	04-12-2013	VGS			20	Field Review
13085	02-07-1994	RM	Remodel			100		WOOD STOVE IN KIT	10-25-2012	KP	6		30	Quality Control
									11-27-2006	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	38,333	SF	9.04	1.00000	5	1.00	0080	1.503		1.0000	13.59	520,800
Total Card Land Units					0.88	AC	Parcel Total Land Area					0.88	Total Land Value			520,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1017	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
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	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			853,194
Interior Floor 2			Net Other Adj		42,000
Heat Fuel	02	Oil	Replace Cost		895,194
Heat Type	05	Hot Water	Year Built		1850
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		VG
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		680,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1017		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
SPL2	Ing Pool-Good	L	512	89.00	1980	A	70	C	1.00	31,900
PTO	Patio	L	450	15.00	2000	A	70	C	1.00	4,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,304	2,304	2,304	204.26	470,615
BSM	Basement	0	1,017	203	40.77	41,465
DCK	Deck	0	355	36	20.71	7,353
FGR	Garage	0	440	176	81.70	35,950
FNS	Finished 90% Story	842	936	842	183.75	171,987
FOP	Open Porch	0	624	94	30.77	19,200
FSP	Screened Porch	0	312	62	40.59	12,664
FUS	Finished Upper Story	460	460	460	204.26	93,960
Ttl Gross Liv / Lease Area		3,606	6,448	4,177		853,194



170 ST GEORGE ST

