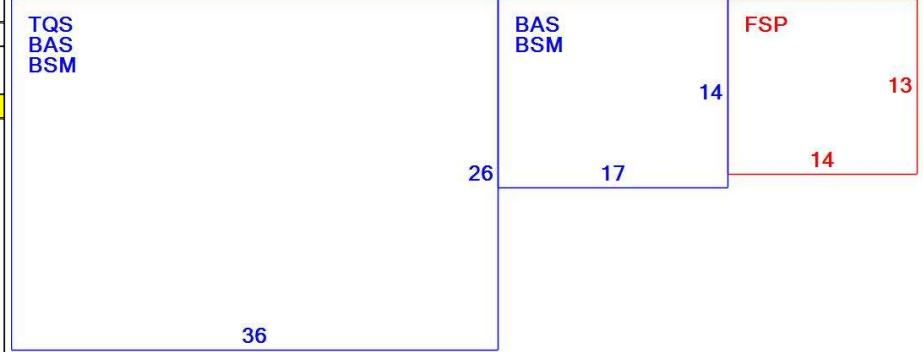


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MCGOODWIN ROBERT R III MCGOODWIN JACQUELINE F 140 ONION HILL RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			356,600	356,600			
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010			527,200	527,200			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1876 Total Acres .938 Chapter Lan GIS ID F_878317_2844573		Cyclical Exemption W District Res Exem		5			RESIDNTL	1010	700	700						
						Total		884,500		884,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGOODWIN ROBERT R III		49665 0082	04-05-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
MCGOODWIN ROBERT R III		4568 0218	11-15-1978	U	I	62,000	1	2023	1010	265,400	2022	1010	220,800			
									1010	627,000		1010	483,400			
									1010	500		1010	500			
		Total						Total		892,900	Total		704,700			
								Total			Total		626,100			
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)				356,600				
0080							Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				700				
								Appraised Land Value (Bldg)				527,200				
								Special Land Value				0				
								Total Appraised Parcel Value				884,500				
								Valuation Method				C				
								Total Appraised Parcel Value				884,500				
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		
QP-20-24	03-03-2020	NC	New Construct	9,800		100	04-21-2020	STRIP & RE-ROOF 22 SQUARE	10-06-2020	SJT	10		20	Field Review		
									04-12-2013	VGS			20	Field Review		
									06-06-2008	BSB			01	Measure - No Entry		
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	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.26	1,100	
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value				527,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1174	
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
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	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1174				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
			466,142	
Net Other Adj			15,730	
Replace Cost			481,872	
Year Built			1960	
Effective Year Built			1995	
Depreciation Code			G	
Remodel Rating				
Year Remodeled				
Depreciation %			26	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			74	
Cns Sect Rcnld			356,600	
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	48	21.00	1985	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,174	1,174	1,174	217.11	254,891
BSM	Basement	0	1,174	235	43.46	51,022
FSP	Screened Porch	0	182	36	42.95	7,816
TQS	Three Quarter Story	702	936	702	162.83	152,413
Ttl Gross Liv / Lease Area		1,876	3,466	2,147		466,142

