

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCELNEA WILLIAM K			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
SHIELDS FALLON A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	766,400	766,400
38 BACK RIVER WAY				0 Light		RES LAND	1010	819,700	819,700
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 5							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 3117	District							
	Total Acres .489	Res Exem							
	Chapter Lan								
	GIS ID F_877445_2844992	Assoc Pid#							
						Total		1,586,100	1,586,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCELNEA WILLIAM K	LCC	126775	05-09-2018	Q	I	1,063,000	00	Year	Code	Assessed	Year	Code	Assessed	
FLEMING STEVEN B & FLEMING ANNE	LCC	100661	01-28-2002	Q	I	900,000	00	2023	1010	570,400	2022	1010	480,200	
BREWSTER LAWRENCE J	LCC	86602	06-30-1994	Q	I	490,000	00		1010	974,100	2021	1010	614,600	
						Total		1,544,500		Total	1,245,100		Total	1,070,300

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

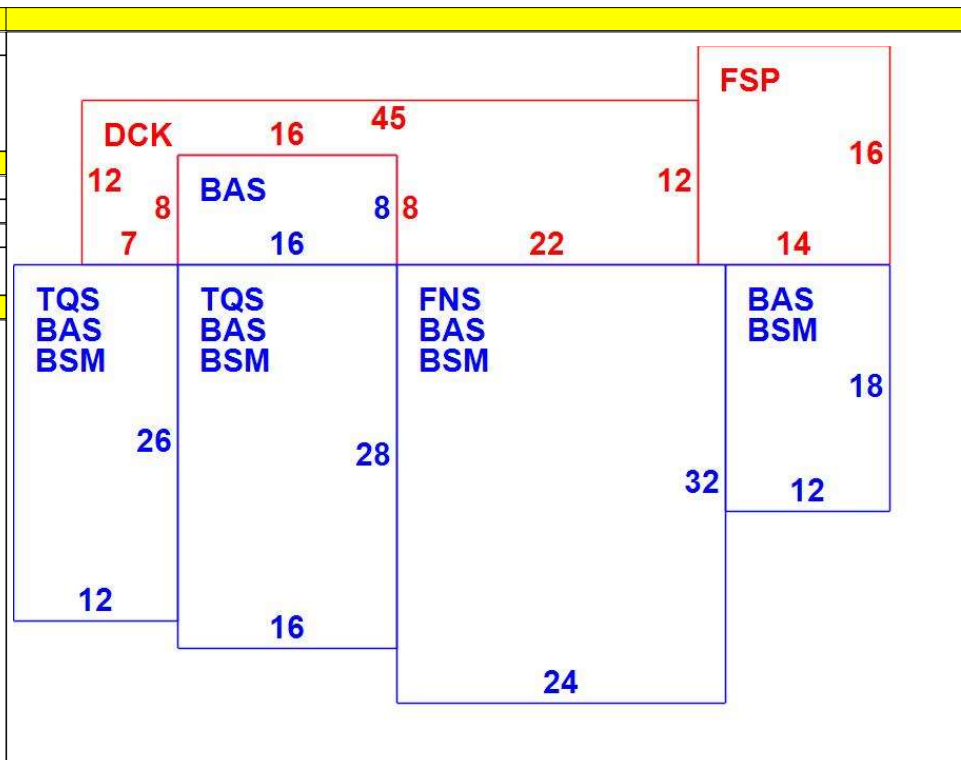
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	766,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	819,700
Special Land Value	0
Total Appraised Parcel Value	1,586,100
Valuation Method	C
Total Appraised Parcel Value	1,586,100

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
BPO-21-310	07-06-2021	MN	Maintenance	20,240		100	07-06-2021	12 WNDWS/SLIDER	04-20-2021	SJT	5		07	Measure - Info @ Door
BPO-21-75	02-22-2021	RM	Remodel	30,000	04-20-2021	100		Refurb 2 bathrooms on the 2nd fl	10-07-2020	SJT	10		20	Field Review
BPO-20-176	08-31-2020	MN	Maintenance	40,000		100		Reno Kitchen & bathroom and m	04-12-2013	VGS			20	Field Review
2017-136	07-12-2017	MN	Maintenance	13,589		100		2 DOORS & TRIM BOARDS	03-11-2008	BSB		1	00	Measure & Listed
2013-228	12-11-2013	MN	Maintenance	2,378		100		1 DOOR REPLACEMENT & STO						
11573	05-08-1990	AD	Addition	3,400	01-01-1991	100		ENC PORCH 15 X 16						
10733	03-03-1988	NC	New Construct	162,000	01-03-1989	100								

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	PD	Primary	21,288 SF	14.64	1.00000	5	1.00	0080	1.503		V175	1.7500	38.51	819,700
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value			819,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1744	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		842,106
Interior Floor 2			Replace Cost		28,800
Heat Fuel	02	Oil	Year Built		870,905
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	03	Central	Depreciation Code		2009
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		88
Extra Openings	1		Cns Sect Rcnd		766,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1744		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	1,872	1,872	1,872	236.02	441,822
BSM	Basement	0	1,744	349	47.23	82,370
DCK	Deck	0	412	41	23.49	9,677
FNS	Finished 90% Story	691	768	691	212.35	163,087
FSP	Screened Porch	0	224	45	47.41	10,621
TQS	Three Quarter Story	570	760	570	177.01	134,529
Ttl Gross Liv / Lease Area		3,133	5,780	3,568		842,106

