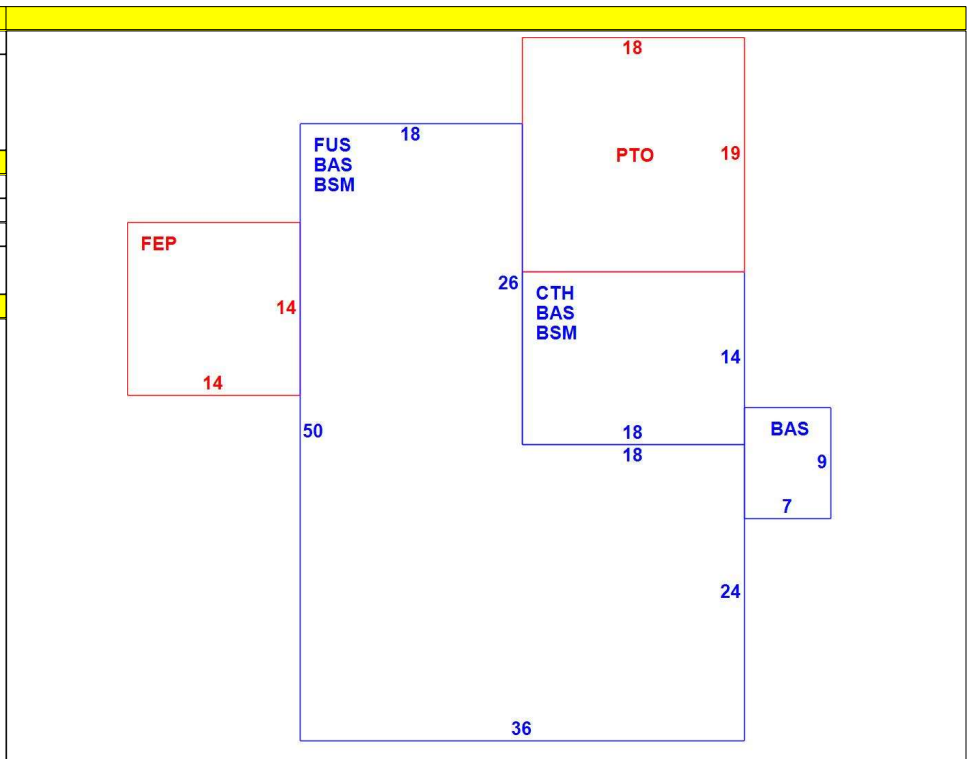


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MCAULIFFE GERARD S CONNOLLY BRIAN E & DOROTHY P 7 THE MARSHES DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	767,600	767,600									
		SUPPLEMENTAL DATA		0		Light		RES LAND	1010	526,800	526,800									
		Alt Prcl ID		Cyclical		5		RESIDNTL	1010	57,900	57,900									
		Scnd Home		Exemption				Total		1,352,300	1,352,300									
		Tax Class T		W		District														
		Tot Fin Area 2979		Res Exem																
		Total Acres .919		Assoc Pid#																
		Chapter Lan																		
		GIS ID F_876654_2845933																		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
MCAULIFFE GERARD S MCAULIFFE GERARD S				57347	220	10-21-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
				5319	0286	03-28-1983	U	I	146,000	1	2023	1010	506,300	2022	1010	468,100	2021	1010	402,600	
												1010	626,900	1010	483,300	1010	402,800			
												1010	36,500	1010	36,500	1010	36,500			
												Total		1,169,700	Total		987,900	Total		841,900
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)				767,600						
0080										Appraised Xf (B) Value (Bldg)				0						
												Appraised Ob (B) Value (Bldg)				57,900				
												Appraised Land Value (Bldg)				526,800				
												Special Land Value				0				
												Total Appraised Parcel Value				1,352,300				
												Valuation Method				C				
												Total Appraised Parcel Value				1,352,300				
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					
QPO-23-31	02-08-2023	MN	Maintenance	5,077		100	02-08-2023	ATTIC INSULATION/AIR SEALIN		12-15-2022	SJD	10	8	07	Measure - Info @ Door					
BPO-22-405	10-24-2022	RM	Remodel	122,500	12-15-2022	100	12-15-2022	REMODEL EXISTING KITCHEN		10-07-2020	SJT	10		20	Field Review					
										04-12-2013	VGS			20	Field Review					
										05-01-2008	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	40,054 SF	8.75	1.00000	5	1.00	0080	1.503			1.0000	13.15	526,800				
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			526,800				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1548	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			851,861
Interior Floor 2			Net Other Adj		72,975
Heat Fuel	02	Oil	Replace Cost		924,836
Heat Type	05	Hot Water	Year Built		1983
AC Type	03	Central	Effective Year Built		2004
Bedrooms	5		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		17
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		83
Gas Fireplaces	0		Cns Sect Rcnld		767,600
Sq Ft Fin Bsmt	864		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1548		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
FGR1	Garage - 1 Sto	L	440	52.00	1983	A	70	C	1.00	16,000
SPL2	Ing Pool-Good	L	648	89.00	1983	A	70	C	1.00	40,400
SHD1	Shed	L	100	21.00	1986	A	70	C	1.00	1,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,647	1,647	1,647	246.49	405,965
BSM	Basement	0	1,584	317	49.33	78,137
CTH	Cathedral Ceiling	0	252	25	24.45	6,162
FEP	Finished Enclosed Porch	0	196	118	148.40	29,086
FUS	Finished Upper Story	1,332	1,332	1,332	246.49	328,321
PTO	Patio	0	342	17	12.25	4,190
Ttl Gross Liv / Lease Area		2,979	5,353	3,456		851,861

