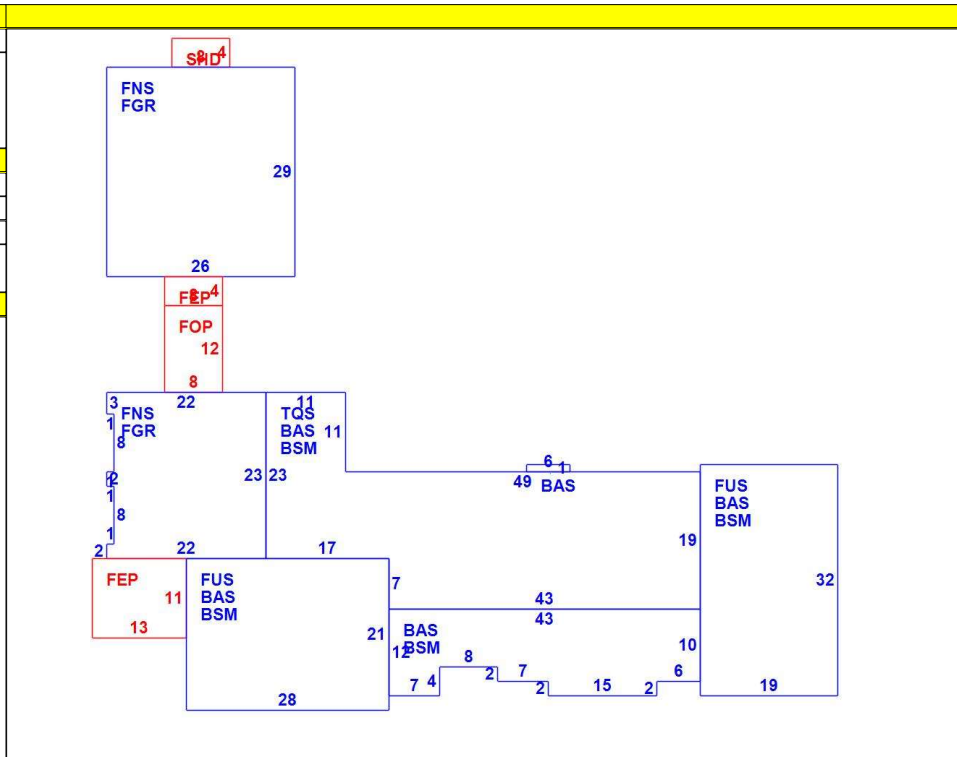


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
MCCARTHY STEPHEN				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed								
MCCARTHY ERIN				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,566,200	1,566,200								
2 KING CAESAR RD						0	Medium			RES LAND	1010	2,985,900	2,985,900								
<b>SUPPLEMENTAL DATA</b>																					
DUXBURY MA 02332		Alt Prcl ID		Cyclical		8				RESIDNTL		1010	130,300	130,300							
		Scnd Home		Exemption		W															
		Tax Class T		District		Res Exem															
		Tot Fin Area 5320		Assoc Pid#																	
		Total Acres .948																			
		Chapter Lan																			
		GIS ID F_882335_2843724																			
										Total		4,682,400	4,682,400								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MCCARTHY STEPHEN				16462	0295	07-31-1998		U	I	20		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
												2023	1010	1,184,000	2022	1010	1,080,800	2021	1010	874,900	
													1010	2,752,400		1010	2,029,700		1010	1,888,400	
													1010	93,700		1010	139,000		1010	139,000	
										Total		4,030,100	Total		3,249,500	Total		2,902,300			
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													
0130																					
NOTES														Appraised Bldg. Value (Card)				1,566,200			
														Appraised Xf (B) Value (Bldg)				0			
														Appraised Ob (B) Value (Bldg)				130,300			
														Appraised Land Value (Bldg)				2,985,900			
														Special Land Value				0			
														Total Appraised Parcel Value				4,682,400			
														Valuation Method				C			
														Total Appraised Parcel Value				4,682,400			
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				
21155	02-10-2020	AD		25,000		0		FINISH 2ND LEVEL OF GARAG				05-15-2018	JLF	5	1	07	Measure - Info @ Door				
BP-20-32	02-04-2020	RM		45,000	06-09-2020	100	03-11-2020	REFURB EXISTING KITCHEN				04-12-2013	VGS			20	Field Review				
2017-265	08-15-2017	RM	Remodel	25,000	05-15-2018	100		IN CONJUNCTION WITH BP-2015				03-29-2012	KP		1	00	Measure & Listed				
2015-361	10-27-2015	NC	New Construct	75,000	05-15-2018	100		CONSTRUCT ATTACHED GARA													
2015-360	10-27-2015	RM	Remodel	25,000	05-15-2018	100		EXTEND AN EXISTING DORME													
2015-359	10-27-2015	RM	Remodel	25,000	05-15-2018	100		INSTALL DOORS ON EXISTING													
2014-148	06-11-2014	NC	New Construct	38,000	05-15-2018	100		12 X30.3 COVERED PORCH WI													
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	0130	4.259			W200	2.0000	74.54	2,981,400				
1	1010	Single Family	RC	Residual	0.030	AC 35,000.00	1.00000	5	1.00	0130	4.259				1.0000	3.41	4,500				
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value				2,985,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2796	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,807,562
Interior Floor 2			Replace Cost		56,925
Heat Fuel	03	Gas	Year Built		1,864,488
Heat Type	05	Hot Water	Effective Year Built		1950
AC Type	01	None	Depreciation Code		2005
Bedrooms	5		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	1		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		1,566,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2796		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	760	89.00	2004	A	70	B	1.50	71,000
PHS	Pool House	L	395	143.00	2005	A	70	B	1.50	59,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,802	2,802	2,802	252.38	707,176
BSM	Basement	0	2,796	559	50.46	141,082
FEP	Finished Enclosed Porch	0	175	105	151.43	26,500
FGR	Garage	0	1,244	498	101.03	125,686
FNS	Finished 90% Story	1,120	1,244	1,120	227.23	282,668
FOP	Open Porch	0	96	14	36.81	3,533
FUS	Finished Upper Story	1,196	1,196	1,196	252.38	301,849
SHD	Attached Shed	0	32	11	86.76	2,776
TQS	Three Quarter Story	857	1,142	857	189.40	216,292
Ttl Gross Liv / Lease Area		5,975	10,727	7,162		1,807,562

