

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BROWN PETER R & MCLAUGHLIN J		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
KATHLEEN A MCLAUGHLIN 2002 TR		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,117,900	1,117,900	
C/O NUTTER MCCLENNEN & FISH LL				0	Medium			RES LAND	1010	1,510,300	1,510,300	
SEAPORT W 155 SEAPORT BLVD BOSTON MA 02210		<b>SUPPLEMENTAL DATA</b>					RESIDNTL	1010	1,400	1,400		
Alt Prcl ID		Cyclical			8							
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 3745		District										
Total Acres 1.049		Res Exem										
Chapter Lan												
GIS ID F_883175_2842894		Assoc Pid#										
									Total	2,629,600	2,629,600	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROWN PETER R & MCLAUGHLIN JOHN		48947 0249	09-20-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MCLAUGHLIN KATHLEEN A		38867 0308	08-19-2010	U	I	1	1F	2023	1010	833,300	2022	1010	760,300	2021	1010	700,800
MCLAUGHLIN JOHN G TT		34962 0321	08-16-2007	Q	I	922,000	00		1010	1,941,700		1010	911,400		1010	847,200
									1010	6,400		1010	6,400		1010	6,400
									Total	2,781,400	Total	1,678,100	Total	1,554,400		

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)						1,117,900
						Appraised Xf (B) Value (Bldg)						0
						Appraised Ob (B) Value (Bldg)						1,400
						Appraised Land Value (Bldg)						1,510,300
						Special Land Value						0
						Total Appraised Parcel Value						2,629,600
						Valuation Method						C
						Total Appraised Parcel Value						2,629,600

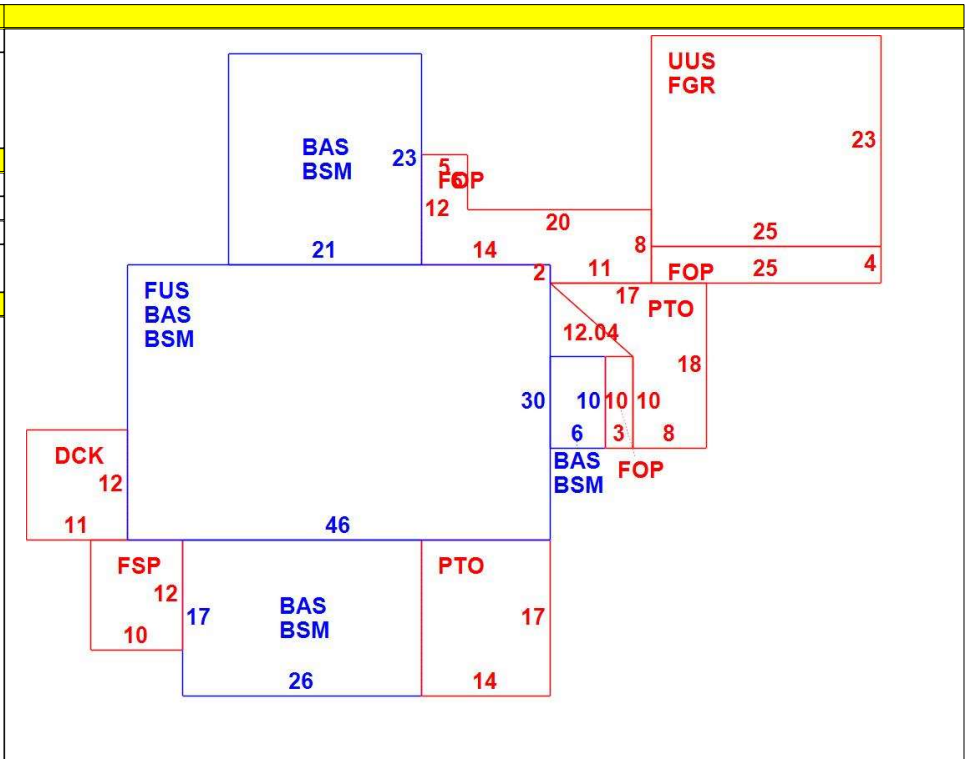
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
168	09-11-2009	NC	New Construct		07-09-2010	100		DGAR,2NDFLR 23.25X25		05-31-2023	SJD	10	1	07	Measure - Info @ Door
141	08-06-2009	AD	Addition	120,000	07-09-2010	100		20.5X23 DTGAR 2NDFLR		04-12-2013	VGS			20	Field Review
140	08-06-2009	AD	Addition	15,000		100		FOUNDATION 2450'		07-09-2010	KP		1	00	Measure & Listed
76	06-02-2009	DM	Demolish	11,000		100		EXISTING COTTAGE							

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		1.0001	37.27	1,490,700
1	1010	Single Family	O	Residual	0.131	AC	35,000.00	1.00000	5	1.00	0130	4.259		1.0000	3.43	19,600
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value			1,510,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2365	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	508.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	7				
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	2365				

CONDO DATA			
Parcel Id		C	OWne
			B S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			1,207,144
Replace Cost			34,960
Year Built			1,242,104
Effective Year Built			2005
Depreciation Code			2011
Remodel Rating			G
Year Remodeled			
Depreciation %		10	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		90	
Cns Sect Rcnd			1,117,900
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	96	21.00	1980	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,365	2,365	2,365	249.20	589,367
BSM	Basement	0	2,365	473	49.84	117,873
DCK	Deck	0	132	13	24.54	3,240
FGR	Garage	0	575	230	99.68	57,317
FOP	Open Porch	0	332	50	37.53	12,460
FSP	Screened Porch	0	120	24	49.84	5,981
FUS	Finished Upper Story	1,380	1,380	1,380	249.20	343,902
PTO	Patio	0	418	21	12.52	5,233
UUS	Unfinished Upper Story	0	575	288	124.82	71,771
Ttl Gross Liv / Lease Area		3,745	8,262	4,844		1,207,144

