

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCGEE ROBERT TRUSTEE POLK STREET TRUST 42 PLUMFIELD LN DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,489,600	1,489,600
		SUPPLEMENTAL DATA		0		Light		RES LAND	1010	4,284,500	4,284,500
		Alt Prcl ID		Cyclical		8		RESIDNTL	1010	33,300	33,300
		Scnd Home		Exemption		W					
		Tax Class T		District		W					
		Tot Fin Area 3905		Res Exem							
		Total Acres 2.768		Chapter Lan							
		GIS ID F_881916_2841942		Assoc Pid#							
						Total		5,807,400		5,807,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGEE ROBERT TRUSTEE BAKER CRAIG P		52128 128	12-20-2019	U	I	4,500,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		7812 330	06-25-1987	U	I	1	1A	2023	1010	1,126,600	2022	1010	465,700	2021	1010	869,300
								1010	4,296,200		1010	3,874,300		1010	3,273,000	
								1010	25,900		1010	25,900		1010	42,700	
								Total		5,448,700	Total		4,365,900	Total		4,185,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 1,489,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
Appraised Land Value (Bldg) 4,284,500			
Special Land Value 0			
Total Appraised Parcel Value 5,807,400			
Valuation Method C			
Total Appraised Parcel Value 5,807,400			

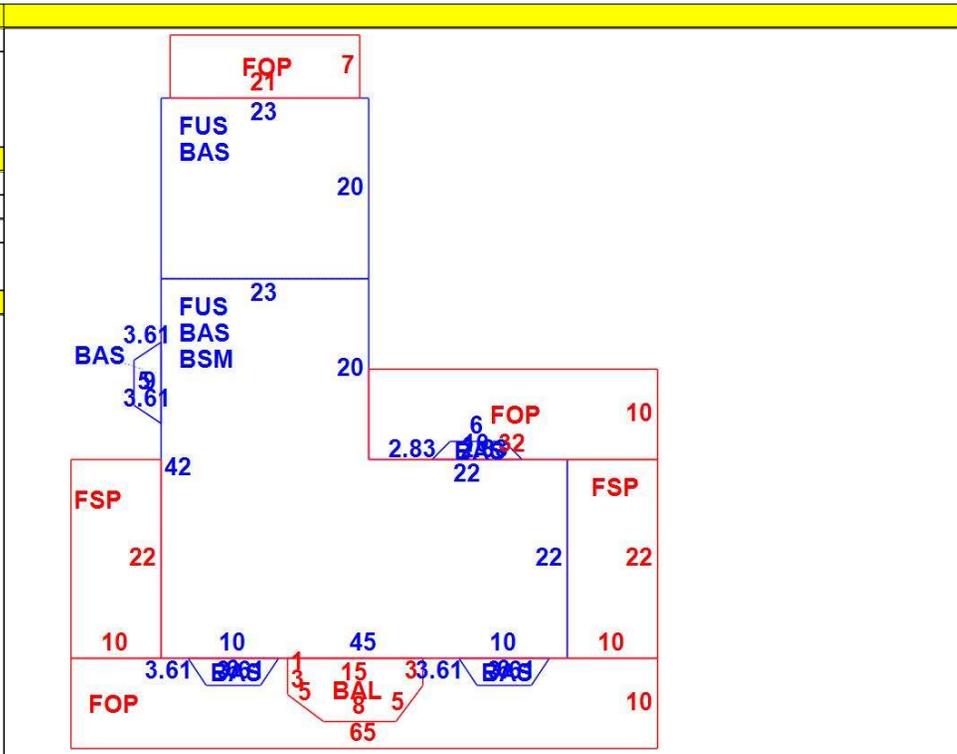
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-20-250	12-22-2020	RM	Remodel	816,000	05-19-2021	100		Remodel entire dwelling into 6 ro	05-17-2022	SJT	5		21	Field Review + GIS	
BPO-20-259	11-02-2020	DM	Demolish	10,000	05-19-2021	100		Remove existing elliptical studio	10-01-2021	SJT	5		05	Measure - Under Construct	
2016-273	08-16-2016	AD	Addition	222,585	05-31-2018	100		870' ELLIPTICAL TWO LEVEL A	05-12-2020	SJD	9		12	Property Est. - No Access	
2016-272	08-16-2016	DM	Demolish	14,500	05-31-2018	100		DEMO GARAGE, PORCH & SH	05-31-2018	SJD	5	1	06	Inspection Only	
163	05-10-2002	NC	New Construct	19,600	06-16-2003	100		4X164 PIER 3X18 RAMP	04-18-2018	SJD	5		20	Field Review	
									07-14-2016	JLF	10	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	

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	0090	3.661		W325	3.2500	104.12	4,164,600
1	1010	Single Family	RC	Residual	0.880 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	112,800
1	1010	Single Family	RC	Undevelop	0.970 AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	7,100
Total Card Land Units					2.77	AC	Parcel Total Land Area					2.77	Total Land Value			4,284,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1450	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	4				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
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	1450				

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

COST / MARKET VALUATION		
Net Other Adj		1,657,738
Replace Cost		54,450
Year Built		1,712,187
Effective Year Built		1895
Depreciation Code		2008
Remodel Rating		R
Year Remodeled		
Depreciation %		13
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		87
Cns Sect Rcnld		1,489,600
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
DCK	Dock	L	704	45.00	2002	A	70	B	1.50	33,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	93	9	35.97	3,345
BAS	First Floor	1,995	1,995	1,995	371.69	741,522
BSM	Basement	0	1,450	290	74.34	107,790
FOP	Open Porch	0	1,117	168	55.90	62,444
FSP	Screened Porch	0	440	88	74.34	32,709
FUS	Finished Upper Story	1,910	1,910	1,910	371.69	709,928
Ttl Gross Liv / Lease Area		3,905	7,005	4,460		1,657,738

