

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
MCGEE ROBERT TRUSTEE POLK STREET TRUST 41 POLK ST  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed									
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	3,119,400	3,119,400									
				0	Light	0	Ocean Ft	RES LAND	1010	4,307,900	4,307,900									
<b>SUPPLEMENTAL DATA</b>										RESIDNTL	1010	121,600	121,600							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 6977 Total Acres 4.638 Chapter Lan  GIS ID F_882024_2841689				Cyclical Exemption W W District Res Exem  Assoc Pid#		8														
										Total		7,548,900	7,548,900							
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
MCGEE ROBERT TRUSTEE BAKER CRAIG PAXTON			52128	128	12-20-2019		U	V	4,500,000		1V	Year	Code	Assessed	Year	Code	Assessed			
			7812	333	06-25-1987		Q	I	1,000,000		00	2023	1010	2,464,800	2022	1010	596,900	2021	1060	125,500
													1010	4,316,300		1010	3,889,100		1060	34,600
													1010	81,300		1010	27,900			
										Total		6,862,400	Total		4,513,900	Total		160,100		
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										<b>APPRAISED VALUE SUMMARY</b>										
Nbhd		Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)				3,119,400					
0090											Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				121,600						
										Appraised Land Value (Bldg)				4,307,900						
										Special Land Value				0						
										Total Appraised Parcel Value				7,548,900						
										Valuation Method				C						
										Total Appraised Parcel Value				7,548,900						
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-22-160	04-28-2022	MN	Maintenance	53,000		100	04-28-2022	REPLACE ROOF & SIDING ON		05-17-2022	SJT	5		21	Field Review + GIS					
BPO-21-421	09-28-2021	NC	New Construct	68,600	05-17-2022	100		18X40 GUNITE POOL W AUTO		10-01-2021	SJT	5		05	Measure - Under Construct					
BPO-20-251	12-09-2020	NC	New Construct	2,220,000	05-07-2021	100	08-15-2022	Construct a 12 room/6 bedroom/		05-07-2021	SJT	5		20	Field Review					
										04-21-2021	SJT	5		20	Field Review					
										02-11-2021	SJT	5		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	1.002 AC	35,000.00	0.99840	5	1.00	0090	3.661				1.0000	2.94	128,200			
1	1010	Single Family	RC	Undevelop	2.720 AC	2,000.00	0.75705	0	1.00	0090	3.661				1.0000	0.13	15,100			
Total Card Land Units					4.64	AC	Parcel Total Land Area			4.64	Total Land Value				4,307,900					

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3502	
Model	01	Residential	Bsmt Type	04	Full
Grade	13	Prime++	Unfin Area		
Stories	2		<b>CONDO DATA</b>		
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	10	Wood Shingle	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		2,725,187
Interior Floor 2			Replace Cost		3,150,887
Heat Fuel	03	Gas	Year Built		2021
Heat Type	04	Forced Air-Duc	Effective Year Built		2020
AC Type	03	Central	Depreciation Code		A
Bedrooms	6		Remodel Rating		
Full Baths	6		Year Remodeled		
Half Baths	2		Depreciation %		1
Extra Fixtures	4		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		99
Extra Openings	1		Cns Sect Rcnld		3,119,400
Gas Fireplaces	4		Dep % Ovr		
Sq Ft Fin Bsmt	2194		Dep Ovr Comment		
FBM Quality	11	Excellent	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area	3502		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	484	52.00	1975	G	85	C	1.00	21,400
DCK1	Residential	L	455	58.00	1975	A	70	C	1.00	18,500
SPL2	Ing Pool-Good	L	720	89.00	2021	G	85	B	1.50	81,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	3,502	3,502	3,502	313.06	1,096,336
BSM	Basement	0	3,502	700	62.58	219,142
DCK	Deck	0	1,450	145	31.31	45,394
FGR	Garage	0	960	384	125.22	120,215
FNS	Finished 90% Story	3,519	3,910	3,519	281.75	1,101,658
FOP	Open Porch	0	1,129	169	46.86	52,907
FSP	Screened Porch	0	315	63	62.61	19,723
PTO	Patio	0	143	7	15.32	2,191
UNS	Unfin 90% Story	0	480	216	140.88	67,621
Ttl Gross Liv / Lease Area		7,021	15,391	8,705		2,725,187

