

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCDONNELL GEORGE P			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
PO BOX 221A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	315,100	315,100
DUXBURY MA 02331		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	753,000	753,000
Alt Prcl ID		Cyclical 8			RESIDNTL	1010	5,800	5,800	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1150		District							
Total Acres .1		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_881128_2842204					Total 1,073,900 1,073,900				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCDONNELL GEORGE P		27812 0238	03-26-2004	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed
MCDONNELL GEORGE P		16564 0068	09-01-1998	Q	I	176,000	00	2023	1010	314,100	2022	1010	284,700
									1010	616,300		1010	442,200
									1010	3,900		1010	3,900
								Total		934,300	Total		730,800
								Total			Total		715,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	315,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,800
Appraised Land Value (Bldg)	753,000
Special Land Value	0
Total Appraised Parcel Value	1,073,900
Valuation Method	C
Total Appraised Parcel Value	1,073,900

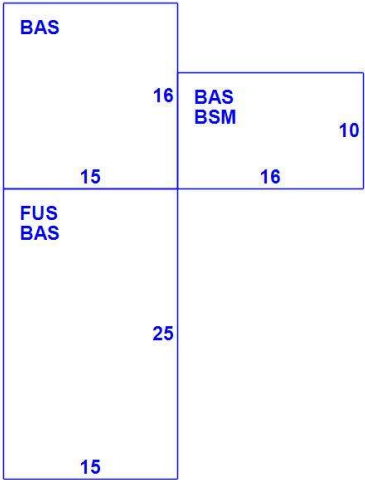
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES									
FUNC OBS DUE TO POOR LAYOUT									

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
2019-50	02-20-2019	NC	New Construct	90,000	08-05-2019	100		TWO STORY DETACHED, ACC	08-05-2019	SJT	5		01	Measure - No Entry
2019-49	02-20-2019	DM	Demolish	15,500	08-05-2019	100		DEMO EXISTING GARAGE AND	04-12-2013	VGS			20	Field Review
2015-79	05-08-2015	MN	Maintenance	3,500		100		STRIP & REROOF 2 SQUARES	10-24-2012	KP	6		30	Quality Control
146	05-02-2005	RM	Remodel	50,000	09-26-2006	100		2ND FLR 14X24&BTHRMS	06-18-2008	BSB		1	00	Measure & Listed
20000349	09-08-2000	RM	Remodel	10,000	10-19-2002	100		REMODEL SUNROOM						

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	4,356 SF	47.22	1.00000	5	1.00	0090	3.661	TOPO DISC LND DUE TO REL		1.0000	172.87
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value		753,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	160	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
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	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			266,803
Interior Floor 2			Net Other Adj		20,010
Heat Fuel	03	Gas	Replace Cost		400,635
Heat Type	04	Forced Air-Duc	Year Built		1850
AC Type	01	None	Effective Year Built		1992
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	5		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		203,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	160		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	48	21.00	1985	A	70	C	1.00	700
PTO	Patio	L	228	15.00	2018	E	100	B	1.50	5,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	775	775	775	225.72	174,934
BSM	Basement	0	160	32	45.14	7,223
FUS	Finished Upper Story	375	375	375	225.72	84,646
Ttl Gross Liv / Lease Area		1,150	1,310	1,182		266,803



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Alt Prcl ID		Cyclical 8			RESIDNTL	1010	5,800	5,800	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1150		District							
Total Acres .1		Res Exem							
Chapter Lan		Assoc Pid#							
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								Total			Total		715,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

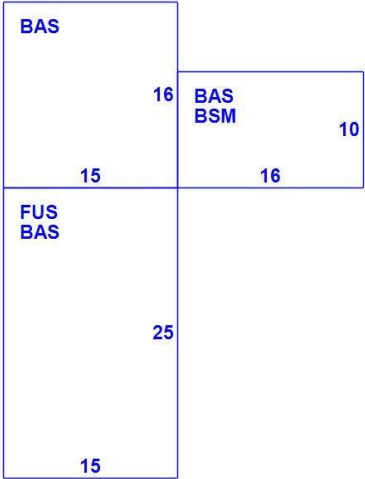
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Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			753,000

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Model	01	Residential	Bsmt Type	00	
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Occupancy	1		CONDO DATA		
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Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			105,412
Interior Floor 2			Net Other Adj		8,410
Heat Fuel	03	Gas	Replace Cost		400,635
Heat Type	04	Forced Air-Duc	Year Built		2019
AC Type	01	None	Effective Year Built		2019
Bedrooms	0		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		2
Total Rooms	2		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		98
Gas Fireplaces	0		Cns Sect Rcnd		111,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
AOF	Office	322	322	322	225.72	72,682	
UNS	Unfin 90% Story	0	322	145	101.64	32,730	
Ttl Gross Liv / Lease Area		322	644	467		105,412	

