

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACCARDELL LESLIE H			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
36 PLUMFIELD LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	140,800	140,800
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1090	1,618,500	1,618,500
Alt Prcl ID		Cyclical 8				RESIDNTL	1090	900	900
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 3251		District							
Total Acres 1.048		Res Exem							
Chapter Lan									
GIS ID F_881638_2841931		Assoc Pid#							
Total								1,760,200	1,760,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MACCARDELL LESLIE H		LCC 90861	01-15-1997	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
								2023	1090	121,400	2022	1090	104,800		
									1090	1,411,800		1090	960,500		
									1090	600		1090	5,100		
Total								1,533,800		Total		1,070,400		Total	922,400

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

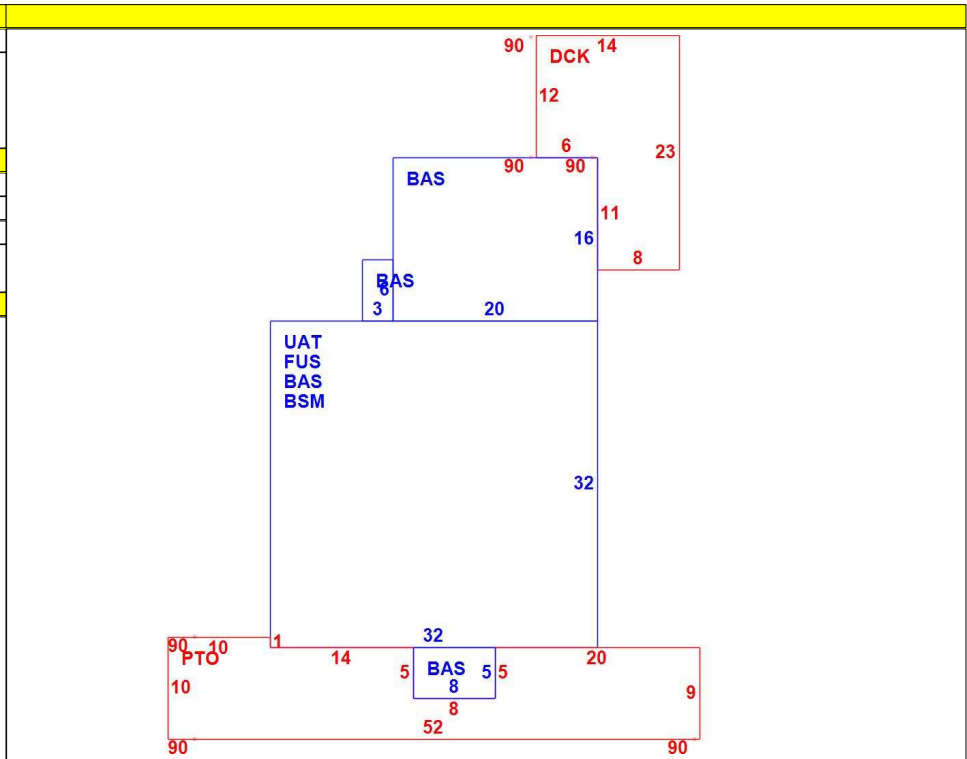
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	140,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	900
Appraised Land Value (Bldg)	1,618,500
Special Land Value	0
Total Appraised Parcel Value	1,760,200
Valuation Method	C
Total Appraised Parcel Value	1,760,200

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-22-393	10-27-2022	MN	Maintenance	1,000		100	10-27-2022	REPLACE 3 BASEMENT WIND REPLACE 8 WINDOWS	09-30-2022	SJT	10		08	Measure - Interior Refusal
2018-304	08-02-2018	MN	Maintenance	11,400		100			04-12-2013	VGS			20	Field Review
									10-11-2012	KP	6		30	Quality Control
									03-25-2011	K-D		1	00	Measure & Listed

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	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		L125	1.2500	40.05	1,601,800
1	1090	Multi Houses	RC	Residual	0.130 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.95	16,700
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			1,618,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	04	
Grade	01	Low Cost	Unfin Area	256.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			265,993
Interior Floor 2			Net Other Adj		20,300
Heat Fuel	02	Oil	Replace Cost		286,293
Heat Type	05	Hot Water	Year Built		1780
AC Type	01	None	Effective Year Built		1944
Bedrooms	3		Depreciation Code		VP
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		70
Total Rooms	8		Functional Obsol		10
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	5		Percent Good		20
Gas Fireplaces	0		Cns Sect Rcnld		57,300
Sq Ft Fin Bsmt	240		Dep % Ovr		
FBM Quality	01	Minimal	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1024		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
BAS	First Floor	1,402	1,402	1,402	93.89	131,635
BSM	Basement	0	1,024	205	18.80	19,248
DCK	Deck	0	256	26	9.54	2,441
FUS	Finished Upper Story	1,024	1,024	1,024	93.89	96,144
PTO	Patio	0	438	22	4.72	2,066
UAT	Unfinished Attic	0	1,024	154	14.12	14,459
Ttl Gross Liv / Lease Area		2,426	5,168	2,833		265,993



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
MACCARDELL LESLIE H 36 PLUMFIELD LN DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		140,800	140,800				
		0		0	Light			RES LAND	1090		1,618,500	1,618,500				
SUPPLEMENTAL DATA						RESIDNTL	1090	900	900							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3251 Total Acres 1.048 Chapter Lan GIS ID F_881638_2841931				Cyclical Exemption W District Res Exem Assoc Pid#		8		Total		1,760,200	1,760,200					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MACCARDELL LESLIE H		LCC 90861	01-15-1997	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed			
								2023	1090	121,400	2022	1090	104,800			
									1090	1,411,800		1090	960,500			
									1090	600		1090	5,100			
								Total		1,533,800	Total		1,070,400			
								Total			Total		922,400			
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
STRUCTURE IS A GARAGE W APT. OVER																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.05	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	02	Below Average	Unfin Area	0.00	None
Stories	1.8				
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			152,096
Interior Floor 2			Net Other Adj		8,500
Heat Fuel	01	Wood/Coal/None	Replace Cost		160,596
Heat Type	12	Space Heat	Year Built		1900
AC Type	01	None	Effective Year Built		1973
Bedrooms	3		Depreciation Code		F
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		48
Total Rooms	5		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		52
Gas Fireplaces	0		Cns Sect Rcnd		83,500
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		

<p>TQS BAS</p>	<p>TQS FGR</p>
12	16

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	60	21.00	1950	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	288	288	288	160.78	46,304
FGR	Garage	0	384	154	64.48	24,760
TQS	Three Quarter Story	504	672	504	120.58	81,032
Ttl Gross Liv / Lease Area		792	1,344	946		152,096



36 PLUMFIELD LN

