

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCDONOUGH THOMAS P			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
ROY ABIGAIL D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	369,300	369,300
4 OLD NORTH ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	307,600	307,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2192 Total Acres 1.207 Chapter Lan GIS ID F_860869_2858098			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	900	900
						Total		677,800	677,800

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCDONOUGH THOMAS P		52164 193	12-30-2019	Q	I	499,000	00	Year	Code	Assessed	Year	Code	Assessed	
MADIGAN PATRICK S		15063 0331	03-31-1997	Q	I	187,000	00	2023	1010	274,900	2022	1010	228,900	
									1010	319,900		1010	263,700	
									1010	600		1010	600	
						Total		595,400	Total		493,200	Total		447,800

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
0050			Batch

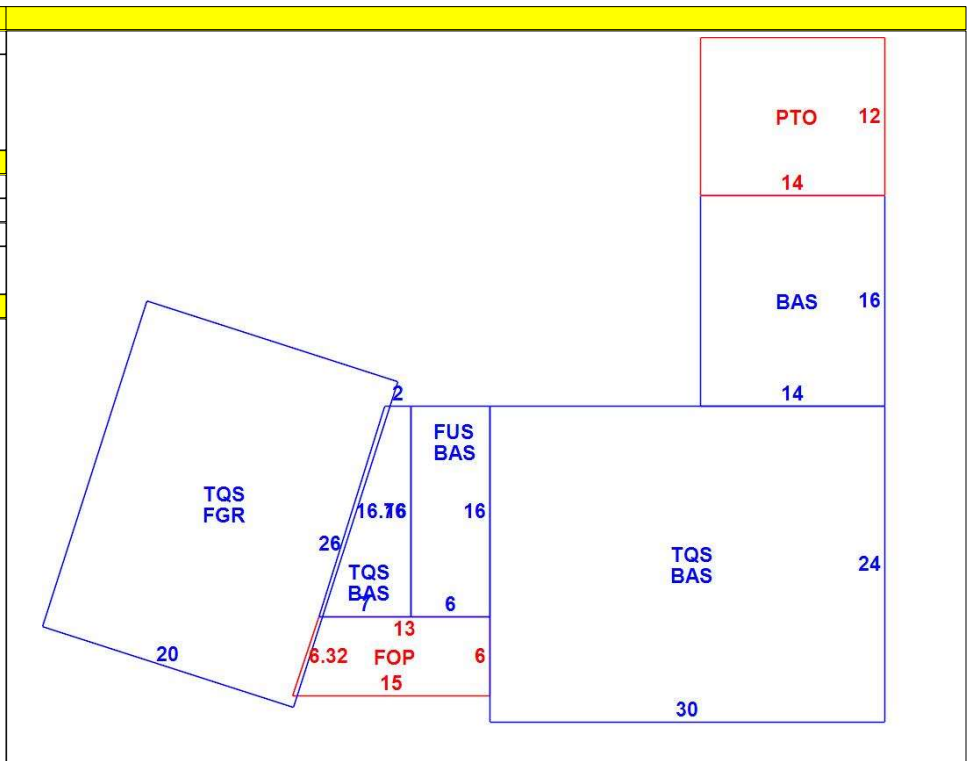
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	369,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	900
Appraised Land Value (Bldg)	307,600
Special Land Value	0
Total Appraised Parcel Value	677,800
Valuation Method	C
Total Appraised Parcel Value	677,800

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
384	08-22-2005	DM	Demolish	18,000	10-02-2006	100		DM DECK & 14X16 ADD	12-20-2019	SJD	9	3	00	Measure & Listed
									09-18-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									10-02-2006	KP		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	1010	Single Family	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000	ADJACENT TO RT 3	TN85	0.8500	297,500
1	1010	Single Family	PD	Residual	0.290 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	10,100
Total Card Land Units					1.21 AC	Parcel Total Land Area					1.21	Total Land Value			307,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	05	Ave/Good	Unfin Area	0.00	Crawl
Stories	1.75		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	20	Laminate Wood	Net Other Adj		488,713
Interior Floor 2			Replace Cost		17,160
Heat Fuel	02	Oil	Year Built		505,873
Heat Type	05	Hot Water	Effective Year Built		1976
AC Type	01	None	Depreciation Code		1994
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		369,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	64	21.00	1999	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	1,112	1,112	1,112	201.86	224,473
FGR	Garage	0	520	208	80.75	41,988
FOP	Open Porch	0	84	13	31.24	2,624
FUS	Finished Upper Story	96	96	96	201.86	19,379
PTO	Patio	0	168	8	9.61	1,615
TQS	Three Quarter Story	984	1,312	984	151.40	198,634
Ttl Gross Liv / Lease Area		2,192	3,292	2,421		488,713

