

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCGINTY JOHN B JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
MCGINTY INGRID M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	975,500	975,500		
21 PRIOR FARM RD				0 Medium		RES LAND	1090	619,800	619,800		
SUPPLEMENTAL DATA						RESIDNTL	1090	102,800	102,800	VISION	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3606 Total Acres 8.628 Chapter Lan		Cyclical 9 Exemption W District Res Exem						
GIS ID		F_876845_2836658	Assoc Pid#								
						Total		1,698,100	1,698,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGINTY JOHN B JR		39961 0153	05-24-2011	Q	I	1,500,000	00	Year	Code	Assessed	Year	Code	Assessed			
LAMARCHE, MORGAN		6336 0147	01-24-1990	Q	I	530,000	00	2023	1090	965,000	2022	1090	870,900			
									1090	764,900		1090	596,800			
									1090	65,600		1090	65,600			
								Total		1,795,500	Total		1,533,300	Total		1,406,000

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

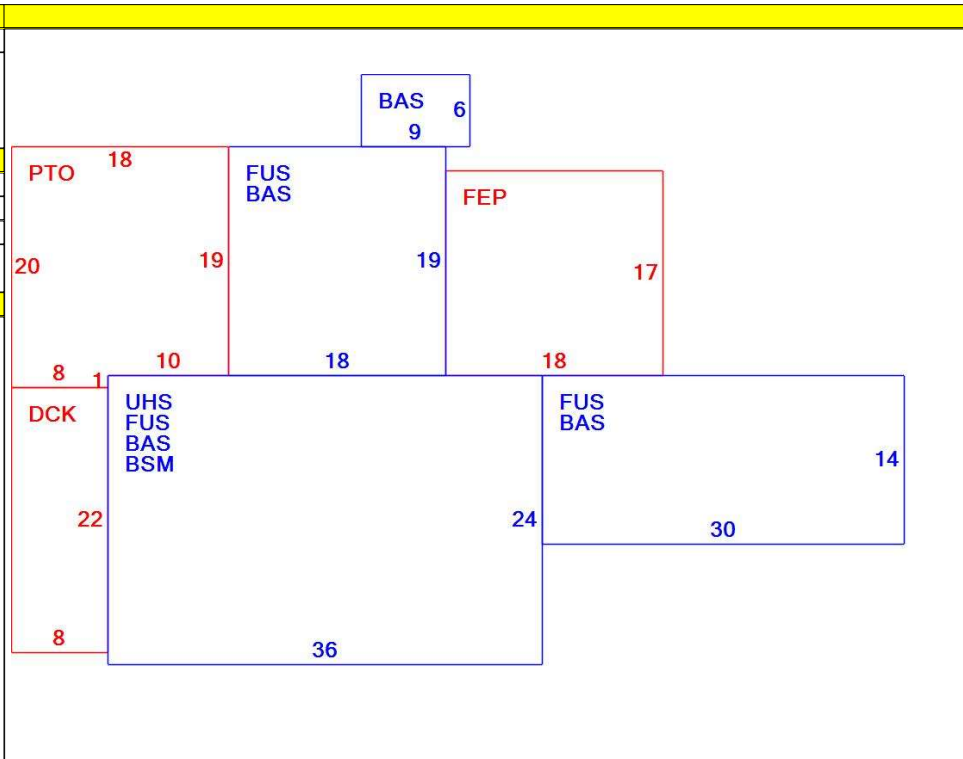
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)									975,500	
Appraised Xf (B) Value (Bldg)									0	
Appraised Ob (B) Value (Bldg)									102,800	
Appraised Land Value (Bldg)									619,800	
Special Land Value									0	
Total Appraised Parcel Value									1,698,100	
Valuation Method									C	
Total Appraised Parcel Value									1,698,100	

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
366	10-16-2006	MS	Miscellaneous	3,500		100		7' & 143' FENCE		04-12-2013	VGS			20	Field Review
19990155	04-23-1999	NC	New Construct	25,000	05-31-2000	100		20X40 INGRD/HTD POOL		09-20-2012	KP	6		30	Quality Control
19990153	04-23-1999	AD	Addition	30,000	05-31-2000	100		2000 SQR FOOT DECK		06-02-2009	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	0080	1.503		1.0002	13.15	526,100	
1	1090	Multi Houses	RC	Residual	5.710	AC 35,000.00	0.29192	5	1.00	0080	1.503		1.0000	0.35	87,700	
1	1090	Multi Houses	WP	Undevelop	2.000	AC 2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	6,000	
Total Card Land Units					8.63	AC	Parcel Total Land Area					8.63	Total Land Value			619,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	432.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			1,028,981
Interior Floor 2			Net Other Adj		53,300
Heat Fuel	02	Oil	Replace Cost		1,082,281
Heat Type	04	Forced Air-Duc	Year Built		1732
AC Type	03	Central	Effective Year Built		2003
Bedrooms	5		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		18
Total Rooms	11		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	6		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		887,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	864		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

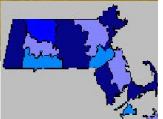


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
WDK	Deck	L	2,000	21.00	1999	A	70	C	1.00	29,400
SHD1	Shed	L	120	21.00	1985	A	70	C	1.00	1,800
FGR1	Garage - 1 Sto	L	600	52.00	1990	A	70	C	1.00	21,800
SPL2	Ing Pool-Good	L	800	89.00	1999	A	70	C	1.00	49,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,680	1,680	1,680	262.83	441,555
BSM	Basement	0	864	173	52.63	45,470
DCK	Deck	0	176	18	26.88	4,731
FEP	Finished Enclosed Porch	0	306	184	158.04	48,361
FUS	Finished Upper Story	1,626	1,626	1,626	262.83	427,362
PTO	Patio	0	350	18	13.52	4,731
UHS	Unfinished Half Story	0	864	216	65.71	56,771
Ttl Gross Liv / Lease Area		3,306	5,866	3,915		1,028,981



21 PRIOR FARM RD



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
MCGINTY JOHN B JR MCGINTY INGRID M 21 PRIOR FARM RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	975,500	975,500						
		SUPPLEMENTAL DATA		0		Medium		RES LAND	1090	619,800	619,800						
		Alt Prcl ID		Cyclical		9		RESIDNTL	1090	102,800	102,800						
		Scnd Home		Exemption				Total		1,698,100	1,698,100						
		Tax Class T		W													
		Tot Fin Area 3606		District													
		Total Acres 8.628		Res Exem													
		Chapter Lan		Assoc Pid#													
		GIS ID F_876845_2836658															
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
MCGINTY JOHN B JR LAMARCHE, MORGAN			39961	0153	05-24-2011		Q	I	1,500,000		00	Year	Code	Assessed	Year	Code	Assessed
			6336	0147	01-24-1990		Q	I	530,000		00	2023	1090	965,000	2022	1090	870,900
												1090	764,900	1090	596,800	1090	514,200
												1090	65,600	1090	65,600	1090	65,600
			Total									Total	1,795,500	Total	1,533,300	Total	1,406,000
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													APPRAISED VALUE SUMMARY				
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				975,500			
0080										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				102,800			
										Appraised Land Value (Bldg)				619,800			
										Special Land Value				0			
										Total Appraised Parcel Value				1,698,100			
										Valuation Method				C			
										Total Appraised Parcel Value				1,698,100			
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
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	0080	1.503			0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			8.63	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	300	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1		CONDO DATA		
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			97,268
Interior Floor 2			Net Other Adj		7,540
Heat Fuel	02	Oil	Replace Cost		104,808
Heat Type	04	Forced Air-Duc	Year Built		1945
AC Type	01	None	Effective Year Built		2005
Bedrooms	1		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		16
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		84
Gas Fireplaces	0		Cns Sect Rcnld		88,000
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	300		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS	15
BSM	
PTO	10
	20
	20

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	300	300	300	262.89	78,866	
BSM	Basement	0	300	60	52.58	15,773	
PTO	Patio	0	200	10	13.14	2,629	
Ttl Gross Liv / Lease Area		300	800	370		97,268	



21 PRIOR FARM RD

