

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MCTHREE LLC			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	558,000	558,000	
430 WASHINGTON ST					0	Medium			RES LAND	1010	473,200	473,200	
									RESIDNTL	1010	17,400	17,400	
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>
DUXBURY MA 02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1882 Total Acres 1.000 Chapter Lan				Cyclical 9 Exemption W District Res Exem								
	GIS ID F_877394_2836488				Assoc Pid#								
										Total		1,048,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCTHREE LLC	55033	148	05-25-2021	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCKENNA KELLY J	52012	314	11-26-2019	Q	I	450,000	00	2023	1010	429,500	2022	1010	354,600	2021	1010	210,900
BARBARA E TT (L/E)	37498	0313	07-16-2009	U	I	100	1A		1010	507,900		1010	322,700		1010	311,300
									1010	12,600		1010	12,600		1010	1,400
								Total		950,000	Total		689,900	Total		523,600

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
2018	22	22 VETERAN	400.00															
			Total				400.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B		Tracing		Batch		Appraised Bldg. Value (Card)	558,000
0060								Appraised Xf (B) Value (Bldg)	0
								Appraised Ob (B) Value (Bldg)	17,400
								Appraised Land Value (Bldg)	473,200
								Special Land Value	0
								Total Appraised Parcel Value	1,048,600
								Valuation Method	C
								Total Appraised Parcel Value	1,048,600

NOTES												
LAND TAKEN FROM 10/2019 TITLE 5 PLAN												

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-21-227	05-17-2021	MN	Maintenance	8,000		100		Repair rot and update electrical t	03-11-2021	SJT	5		06	Inspection Only	
BPO-20-175	09-25-2020	RM	Remodel	125,000	03-11-2021	100	05-14-2021	Renovate interior, refurb kitchen	01-13-2021	SJT	5		01	Measure - No Entry	
BPO-20-82	06-22-2020	DM	Demolish		01-13-2021	100	01-13-2021	Exploratory demo	10-26-2020	SJT	5		20	Field Review	
									05-11-2020	SJD	9		20	Field Review	
									10-04-2016	JLF	10	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									05-14-2008	BSB		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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.082	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	3,800
Total Card Land Units					1.00	AC	Parcel Total Land Area			1.00	Total Land Value			473,200	

