

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCDONOUGH ANNE M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
691 TREMONT ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	455,900	455,900
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	487,200	487,200
Alt Prcl ID		Cyclical 6				RESIDNTL	1010	14,800	14,800
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2476		District							
Total Acres 1.298		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_875145_2836546									
							Total	957,900	957,900

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCDONOUGH ANNE M	49241 117	11-30-2017	Q	I	590,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAROSE DONALD R & LAROSE COLLEE	37317 0219	06-08-2009	U	I	328,500	1	2023	1010	343,600	2022	1010	288,800	2021	1010	287,200
VALENCIA ROBERT G	18092 0315	12-01-1999	Q	I	232,000	00		1010	522,900		1010	332,300		1010	320,500
CHANDLER RAYMOND JR	6002 0084	03-08-1985	U	I	100	1A		1010	1,900		1010	1,900		1010	1,900
CHANDLER RAYMOND JR	6002 0084	03-08-1985	U	I	100	1A									
							Total	868,400	Total	623,000	Total	609,600			

EXEMPTIONS			OTHER ASSESSMENTS				APPRaised VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 455,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD		Tracing		Batch	
Nbhd	Nbhd Name	B			
0060					

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpose/Result
										09-05-2023	SJT	5		06	Inspection Only
										07-31-2020	SJT	5		20	Field Review
										04-11-2018	SJD	9	1	07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										06-11-2012	KP	5	1	00	Measure & Listed
										07-20-2010	KP		1	00	Measure & Listed
										Total Appraised Parcel Value 957,900					

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-23-195	06-01-2023	NC	New Construct	33,000	09-05-2023	100	09-05-2023	14X24 SHED			09-05-2023	SJT	5		06	Inspection Only
BP-20-31	02-04-2020	RM		25,400		100	02-14-2020	REPLACE KITCHEN CABINETS			07-31-2020	SJT	5		20	Field Review
2018-178	08-29-2018	MN	Maintenance	3,233		100		REPLACE 6 WINDOWS			04-11-2018	SJD	9	1	07	Measure - Info @ Door
2013-27	03-20-2013	MS	Miscellaneous	2,800		100		STAINLESS STEEL FLUTE LINE			04-12-2013	VGS			20	Field Review
235	11-17-2011	AD	Addition	87,500		100		440'1 STORY,RMKITCHEN			06-11-2012	KP	5	1	00	Measure & Listed
117	09-16-2009	MN	Maintenance	3,400		100		RPL WINDOWS			07-20-2010	KP		1	00	Measure & Listed
3	01-08-2009	RM	Remodel	3,700	07-20-2010	100		FM RM TO A 2 CAR GAR								

LAND LINE VALUATION SECTION													Location Adjustment			Adj Unit P		Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes						
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	0.380 AC	35,000.00	1.00000	5	1.00	0060	1.341				1.0000	1.08	17,800	
Total Card Land Units					1.30 AC	Parcel Total Land Area					1.30	Total Land Value					487,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1464	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	500				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1464				

CONDO DATA			
Parcel Id		C	Owne
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			544,190
Replace Cost			40,300
Year Built			584,491
Effective Year Built			1950
Depreciation Code			1999
Remodel Rating			VG
Year Remodeled			
Depreciation %			22
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			78
Cns Sect Rcnld			455,900
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	192	21.00	2000	A	70	C	1.00	2,800
SHD1	Shed	L	336	21.00	2023	G	85	A	2.00	12,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,008	2,008	2,008	192.91	387,357
BSM	Basement	0	1,464	293	38.61	56,522
FHS	Finished Half Story	468	936	468	96.45	90,280
FOP	Open Porch	0	96	14	28.13	2,701
WDK	Deck	0	384	38	19.09	7,330
Ttl Gross Liv / Lease Area		2,476	4,888	2,821		544,190

