

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCTHREE 2 LLC			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
430 WASHINGTON ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	352,200	352,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	415,700	415,700		
Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 1728 Total Acres .474 Chapter Lan GIS ID F_877848_2834875		Cyclical 9 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	39,900	39,900		
						Total		807,800	807,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCTHREE 2 LLC	56931	171	06-17-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCKENNA KELLY J	56847	85	05-25-2022	Q	I	712,500	00	2023	1010	268,800	2022	1010	247,300	2021	1010	225,400
LEFEVRE PAUL H III	46369	0294	12-10-2015	Q	I	500,000	00		1010	444,800		1010	288,800		1010	267,800
GRIFFIN KEVIN B TT	34948	0118	08-13-2007	U	I	100	1A		1010	21,200		1010	21,200		1010	21,200
GRIFFIN KEVIN B	32617	0163	05-02-2006	Q	I	510,000	00	Total		734,800	Total		557,300	Total		514,400

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

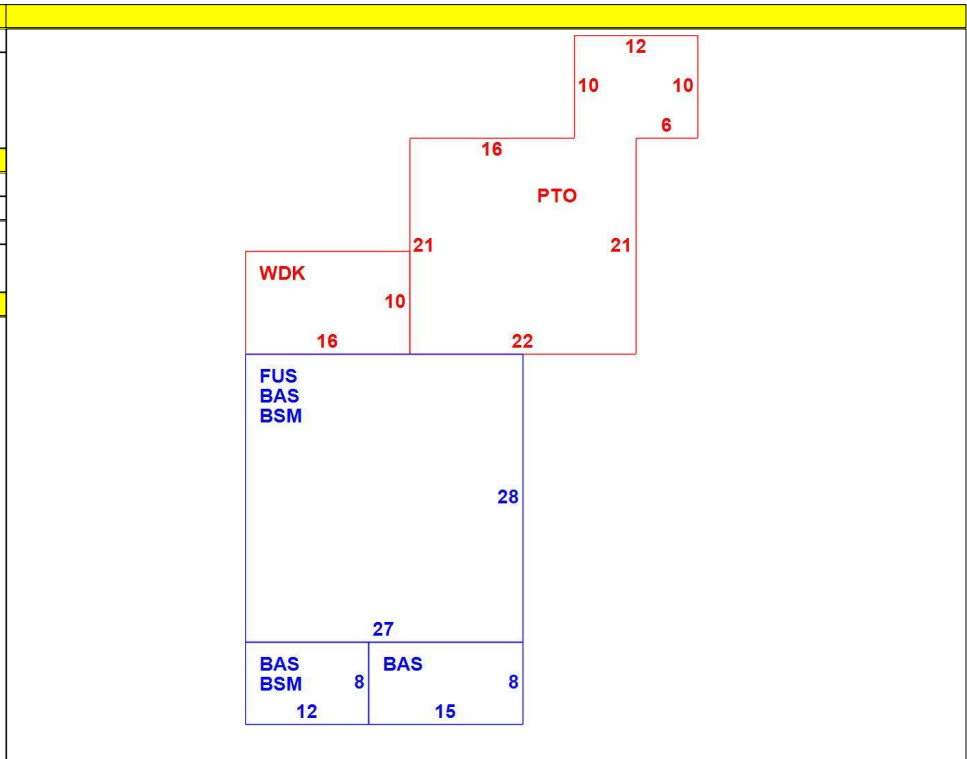
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										352,200				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										39,900				
Appraised Land Value (Bldg)										415,700				
Special Land Value										0				
Total Appraised Parcel Value										807,800				
Valuation Method										C				
Total Appraised Parcel Value										807,800				

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
BPO-22-227	06-07-2022	RM	Remodel	3,500		100	06-07-2022	RENO 2 BATHRMS/REMOVE H		04-11-2023	SJD	9		01	Measure - No Entry
BPO-22-83	04-11-2022	MN	Maintenance	38,000		100	04-11-2022	RPLCE BLUBRD/PLASTER/RE		05-19-2014	DG			00	Measure & Listed
98	04-18-2007	MS	Miscellaneous	5,400		100		DECK 10X16		04-12-2013	VGS			20	Field Review
14	01-09-2007	MS	Miscellaneous	0		100		RES TO COMMERCIAL		05-16-2006	KP		1	00	Measure & Listed
252	07-19-2006	RM	Remodel	55,000		100		510 SQ' BASMNT,GAR							
408	09-09-1999	RM	Remodel	5,000	07-11-2000	100		CH FL PLNW/MAS BATH							

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	NB	Primary	20,687	SF	14.98	1.00000	5	1.00	0060	1.341		1.0000	20.09	415,700
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			415,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	852	
Model	01	Residential	Bsmt Type	03	Partial
Grade	05	Ave/Good	Unfin Area		
Stories	2				
Occupancy			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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			421,269
Interior Floor 2	12	Hardwood	Net Other Adj		42,120
Heat Fuel	02	Oil	Replace Cost		463,390
Heat Type	04	Forced Air-Duc	Year Built		1929
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens			Condition		
Fireplaces	1		Condition %		
Extra Openings			Percent Good		76
Gas Fireplaces			Cns Sect Rcnld		352,200
Sq Ft Fin Bsmt	612		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area	852		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
FGR1	Garage - 1 Sto	L	756	52.00	1985	A	70	C	1.00	27,500
GNR	GENERATOR	L	1	12400.00	2022	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	972	972	972	216.81	210,743
BSM	Basement	0	852	170	43.26	36,858
FUS	Finished Upper Story	756	756	756	216.81	163,911
PTO	Patio	0	582	29	10.80	6,288
WDK	Deck	0	160	16	21.68	3,469
Ttl Gross Liv / Lease Area		1,728	3,322	1,943		421,269

