

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
YOUNG ROBERT C		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
YOUNG MARIE F		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	710,200	710,200		
42 PARTRIDGE RD					0	Medium		RES LAND	1010	1,316,000	1,316,000	VISION	
SUPPLEMENTAL DATA													
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		9									
	Scnd Home Tax Class T	Tot Fin Area 3324		Total Acres 1.188		Chapter Lan GIS ID F_879709_2836845 Assoc Pid#							
										Total	2,026,200	2,026,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
YOUNG ROBERT C & MARIE F TT	LCC	134967	01-13-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
YOUNG ROBERT C	LCC	132787	10-06-2021	Q	I	1,900,000	00	2023	1010	536,500	2022	1010	451,800	2021	1010	435,200
MCCORMACK REALTY TRUST	LCC	96633	12-03-1999	Q	I	650,000	00		1010	1,148,000		1010	781,000		1010	659,600
MCCORMACK PAUL E	LCC	96633	12-03-1999	Q	I	650,000	00									
										Total	1,684,500	Total	1,232,800	Total		1,094,800

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										
0090														
NOTES														
										Total Appraised Parcel Value	2,026,200			
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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-23-339	09-20-2023	RM	Remodel	171,500		0		PLAN#BC-008= REMO STUDIO	06-10-2013	SJD	1	1	00	Measure & Listed	
QPO-22-17	08-18-2022	MN	Maintenance	31,050		100	08-18-2022	6 WINDOWS & 2 DOORS	04-12-2013	VGS			20	Field Review	
12964	10-07-1993	RM	Remodel	3,000	01-01-1994	100		RPL SGD/CSMT WIN	05-21-2008	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	0090	3.661		1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.270	AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	34,600
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value			1,316,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1808	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		912,083
Heat Type	05	Hot Water	Replace Cost		74,331
AC Type	01	None	Year Built		986,414
Bedrooms	4		Effective Year Built		1942
Full Baths	3		Depreciation Code		1993
Half Baths	0		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	9		Depreciation %		28
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	1		Percent Good		72
Sq Ft Fin Bsmt	879		Cns Sect Rcnd		710,200
FBM Quality	01	Minimal	Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1808		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,182	2,182	2,182	251.06	547,802
BSM	Basement	0	1,786	357	50.18	89,627
FOP	Open Porch	0	27	4	37.19	1,004
PTO	Patio	0	279	14	12.60	3,515
TQS	Three Quarter Story	1,076	1,434	1,076	188.38	270,135
Ttl Gross Liv / Lease Area		3,258	5,708	3,633		912,083

