

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCGRATH JONATHAN MCGRATH LINDA J 16 BAYBERRY RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	753,800	753,800
		SUPPLEMENTAL DATA		RES LAND		0	Medium	RESIDNTL	1010	523,500	523,500
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3040 Total Acres .9 Chapter Lan GIS ID F_879227_2835471		Cyclical 9 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	5,300	5,300
						Total				1,282,600	1,282,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCGRATH JONATHAN		18130	0042	12-15-1999	Q	I	480,000	00	Year	Code	Assessed	Year	Code	Assessed	
ROBERTS MICHAEL J		17838	0200	09-03-1999	Q	I	470,000	00	2023	1010	561,700	2022	1010	468,100	
									1010	622,800		2021	1010	480,900	
									1010	3,500		1010	3,500	1010	3,500
		Total							Total	1,188,000		Total	952,500	Total	852,800

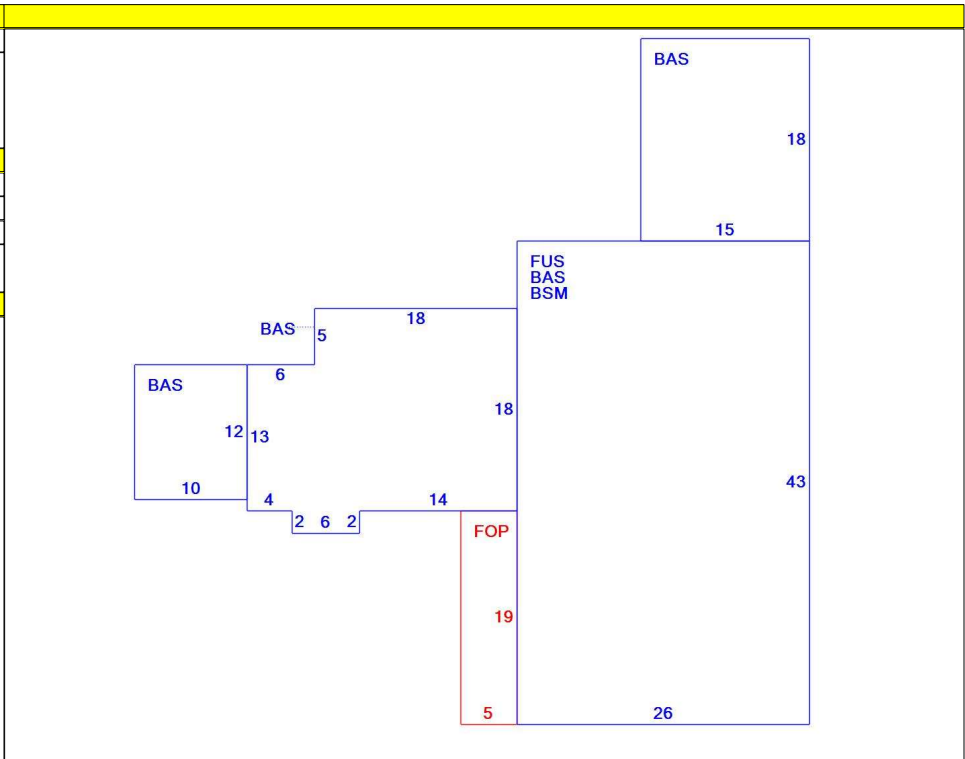
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
		Total	0.00					Appraised Bldg. Value (Card) 753,800				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 5,300				
								Appraised Land Value (Bldg) 523,500				
								Special Land Value 0				
								Total Appraised Parcel Value 1,282,600				
								Valuation Method C				
								Total Appraised Parcel Value 1,282,600				

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
QPO-22-16	07-29-2022	MN	Maintenance	2,000		100	07-29-2022	WEATHERIZATION/AIR SEALIN	04-12-2013	VGS			20	Field Review
120000500	12-15-2000	NC	New Construct	85,000	04-24-2002	100		26X42FF10X12F4X12ENT	05-21-2008	BSB		1	00	Measure & Listed
10839	05-23-1988	AD	Addition	1,500	01-01-1990	100		ENCL. SCR. PORCH						

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	39,204	SF 8.89	1.00000	5	1.00	0080	1.503		1.0000	13.35	523,500	
Total Card Land Units					0.90	AC	Parcel Total Land Area					0.90	Total Land Value			523,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1118	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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			854,108
Interior Floor 2			Net Other Adj		32,725
Heat Fuel	03	Gas	Replace Cost		886,832
Heat Type	04	Forced Air-Duc	Year Built		1955
AC Type	03	Central	Effective Year Built		2006
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		15
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		85
Gas Fireplaces	0		Cns Sect Rcnd		753,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1118		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
PTO	Patio	L	500	15.00	2000	A	70	C	1.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,922	1,922	1,922	260.56	500,792
BSM	Basement	0	1,118	224	52.20	58,365
FOP	Open Porch	0	95	14	38.40	3,648
FUS	Finished Upper Story	1,118	1,118	1,118	260.56	291,303
Ttl Gross Liv / Lease Area		3,040	4,253	3,278		854,108



16 BAYBERRY RD

