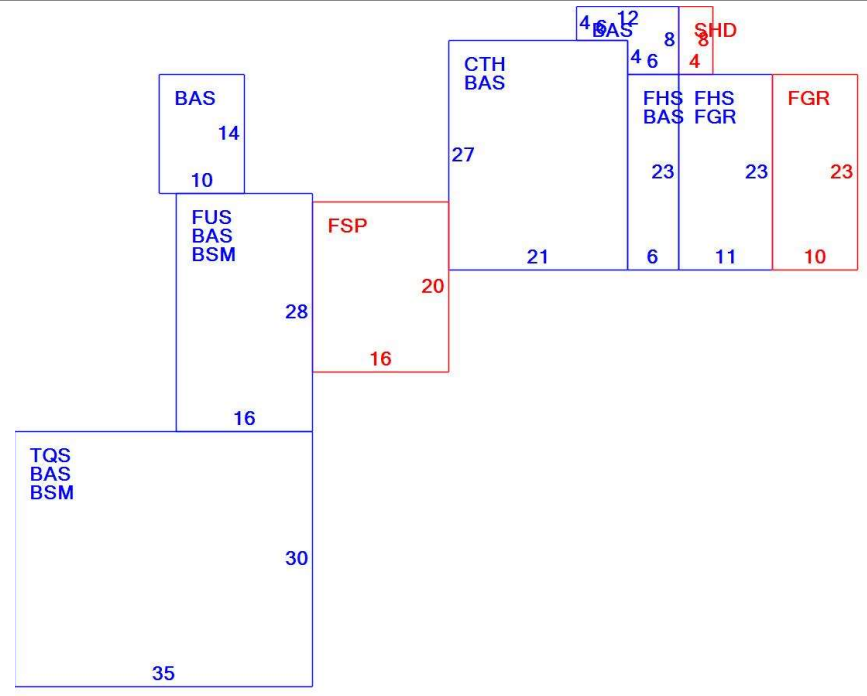


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MCMAHON ROBERT F & SUZANNE G MCMAHON FAMILY LIVING TRUST 112 SURPLUS ST DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		490,600	490,600			
		SUPPLEMENTAL DATA		0		Medium			RES LAND		1010	545,000	545,000		
		Alt Prcl ID		Cyclical 9				RESIDNTL	1010		63,000	63,000			
		Scnd Home		Exemption				Total		1,098,600	1,098,600				
		Tax Class T		W											
		Tot Fin Area 3770		District											
		Total Acres 1.278		Res Exem											
		Chapter Lan		Assoc Pid#											
		GIS ID F_879166_2838275													
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCMAHON ROBERT F & SUZANNE G TT		47198 0028	07-19-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed		
MCMAHON ROBERT F &		9919 0207	08-30-1990	U	I	1	1F	2023	1010	487,200	2022	1010	439,400		
									1010	648,200		1010	499,800		
									1010	43,000		1010	35,300		
								Total		1,178,400	Total		974,500		
								Total			Total		856,700		
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0080															
NOTES															
WALK THROUGH BATHROOM															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
EPO-22-346	07-19-2022	EL	Electric			100	09-01-2022	STANDBY GENERATOR	08-20-2020	SJT	10		20	Field Review	
2014-156	08-11-2014	MN	Maintenance	5,000		100		STRIP & REROOF 12 SQUARE	01-22-2016	SJD	0	1	00	Measure & Listed	
39	04-04-2012	MN	Maintenance	10,000		100		STRIP & REROOF 9 SQUARES	04-12-2013	VGS			20	Field Review	
127	05-03-2007	NC	New Construct	35,640	09-29-2010	100		22X36 BARN/LOFT	10-10-2012	KP	6		30	Quality Control	
20000151	05-09-2000	MN	Maintenance	1,000		100		STRIP AND REROOF	09-29-2010	KP		1	00	Measure & Listed	
13782	08-04-1995	RM	Remodel	1,600		100		STRIP AND REROOF							
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	0080	1.503			1.0002	526,100
1	1010	Single Family	RC	Residual	0.360	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	18,900
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value		545,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1498	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			687,807
Interior Floor 2			Net Other Adj		44,460
Heat Fuel	02	Oil	Replace Cost		732,267
Heat Type	04	Forced Air-Duc	Year Built		1763
AC Type	01	None	Effective Year Built		1988
Bedrooms	5		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	3		Depreciation %		33
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	3		Condition %		
Extra Openings	2		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		490,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1498		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
BRN3	Barn - 1 St w/L	L	1,188	52.00	2008	G	85	C	1.00	52,500
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,415	2,415	2,415	153.80	371,434
BSM	Basement	0	1,498	300	30.80	46,141
CTH	Cathedral Ceiling	0	567	57	15.46	8,767
FGR	Garage	0	483	193	61.46	29,684
FHS	Finished Half Story	196	391	196	77.10	30,145
FSP	Screened Porch	0	320	64	30.76	9,843
FUS	Finished Upper Story	448	448	448	153.80	68,904
SHD	Attached Shed	0	32	11	52.87	1,692
TQS	Three Quarter Story	788	1,050	788	115.43	121,197
Ttl Gross Liv / Lease Area		3,847	7,204	4,472		687,807

