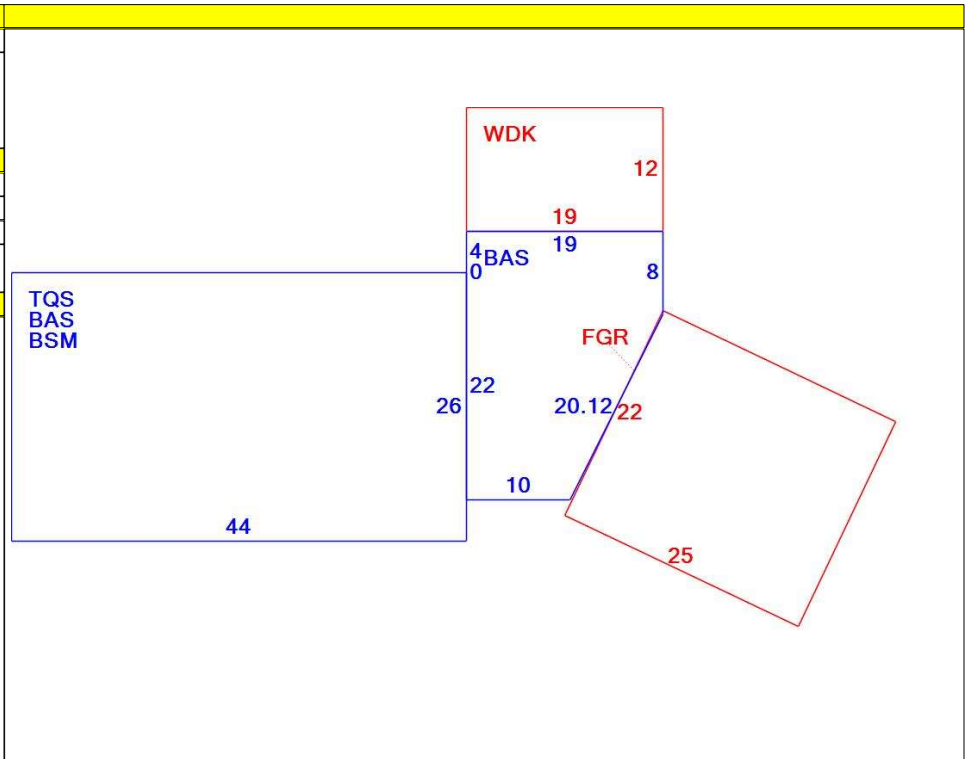


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
MCGINTY BETH A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed						
31 JAMES RD			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	605,200	605,200	VISION					
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	532,400	532,400						
Alt Prcl ID		Cyclical 9			Total 1,137,600 1,137,600										
Scnd Home		Exemption 37A													
Tax Class T		W													
Tot Fin Area 2358		District													
Total Acres 1.038		Res Exem													
Chapter Lan		Assoc Pid#													
GIS ID F_876609_2837057															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCGINTY BETH A		LCC 119696	10-18-2013	Q	I	715,000	00	Year	Code	Assessed	Year	Code	Assessed		
CHANDLER H PROCTOR & JILL D		LCC 96129	09-03-1999	Q	I	450,000	00	2023	1010	456,400	2022	1010	383,800		
MORAN SANDRA L		LCC 91567	06-19-1997	Q	I	360,000	00		1010	633,200		1010	488,200		
BARNWELL JOHN R		LCC 81651	06-15-1993	Q	I	282,500	00	Total 1,089,600 Total 872,000 Total 786,600							
BARNWELL JOHN R		LCC 81651	05-28-1992	Q	I	282,500	00								
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
2023	37A	BLIND	500.00						APPRAISED VALUE SUMMARY						
Total			500.00						Appraised Bldg. Value (Card) 605,200						
ASSESSING NEIGHBORHOOD															
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Xf (B) Value (Bldg) 0										
0080					Appraised Ob (B) Value (Bldg) 0										
NOTES															
			Appraised Land Value (Bldg) 532,400												
			Special Land Value 0												
			Total Appraised Parcel Value 1,137,600												
			Valuation Method C												
			Total Appraised Parcel Value 1,137,600												
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	
14508	06-12-1997	NC	New Construct	4,000		100		REMOV WALL REPL GIRT	04-22-2014	SJD	9	1	00	Measure & Listed	
14015	05-03-1996	NC	New Construct	4,000	09-17-1997	100		12X20 DECK	04-12-2013	VGS			20	Field Review	
11885	05-06-1991	MN	Maintenance			100		STOVE	08-08-2008	BSB			01	Measure - No Entry	
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	13.15	526,100
1	1010	Single Family	RC	Residual	0.120	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	6,300
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value 532,400		

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1144	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		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	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		712,372
Interior Floor 2	14	Carpet	Replace Cost		53,760
Heat Fuel	02	Oil	Year Built		1960
Heat Type	04	Forced Air-Duc	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		VG
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		605,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	760		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1144		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	1,557	1,557	1,557	246.75	384,193
BSM	Basement	0	1,144	229	49.39	56,506
FGR	Garage	0	550	220	98.70	54,285
TQS	Three Quarter Story	858	1,144	858	185.06	211,713
WDK	Deck	0	228	23	24.89	5,675
Ttl Gross Liv / Lease Area		2,415	4,623	2,887		712,372

