

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGRAIL ERIN			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
MCGRAIL JOSEPH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	626,100	626,100
366 WASHINGTON ST		SUPPLEMENTAL DATA			RES LAND	1010	1,079,000	1,079,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2710 Total Acres .38 Chapter Lan GIS ID F_880832_2838802			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	13,800	13,800
						Total		1,718,900	1,718,900

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCGRAIL ERIN		51253 133	06-19-2019	Q	I	945,000	00	Year	Code	Assessed	Year	Code	Assessed	
GALLAGHER BEATRICE G		47678 0119	10-31-2016	Q	I	871,000	00	2023	1010	472,000	2022	1010	396,800	
KOULOPOULOS NICOLAS M & MOIRA F		18614 0259	06-16-2000	Q	I	735,000	00		1010	940,400		1010	649,300	
DRUMMEY PAUL E		12843 0258	04-29-1994	Q	I	380,000	00		1010	10,600		1010	10,600	
						Total		1,423,000	Total		1,056,700	Total		947,000

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	626,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,800
Appraised Land Value (Bldg)	1,079,000
Special Land Value	0
Total Appraised Parcel Value	1,718,900
Valuation Method	C
Total Appraised Parcel Value	1,718,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES									

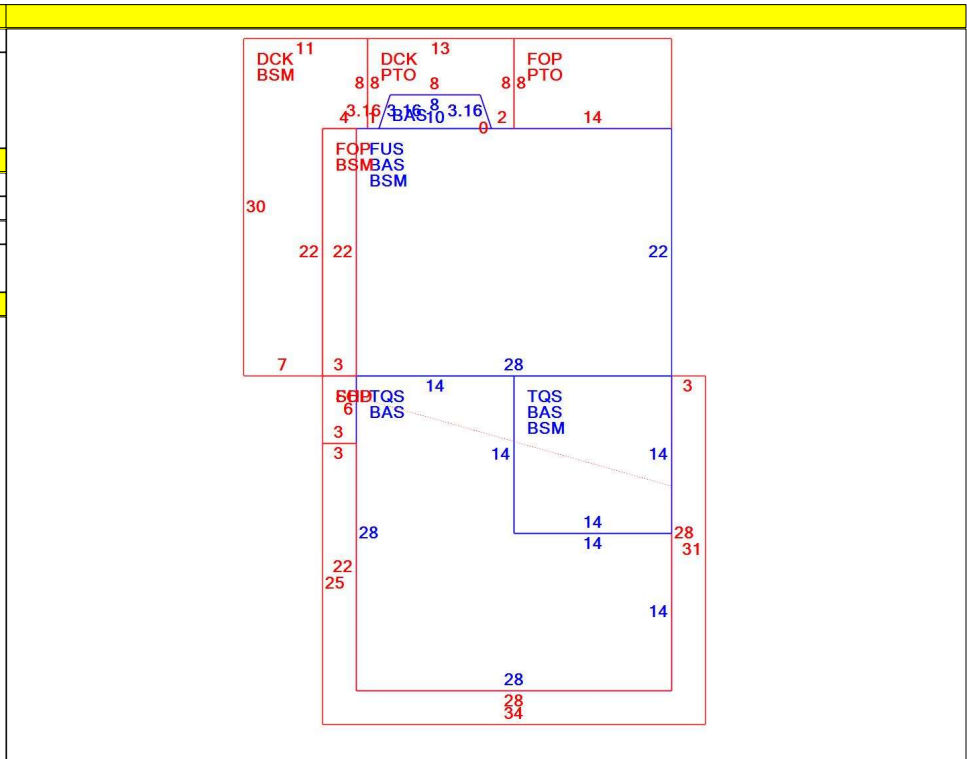
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-193	09-08-2020	MN	Maintenance	25,000		100		Remove all existing decking, rail RE ROOF	10-26-2020	SJT	5		20	Field Review
527	10-28-2004	MN	Maintenance	9,900		100			05-12-2020	SJD	9		20	Field Review
									06-15-2017	SJD	9		12	Property Estimated - No Ac
									04-12-2013	VGS			20	Field Review
									08-21-2012	SJD	7	1	00	Measure & Listed
									08-02-2010	KP		4	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	16,553 SF	17.81	1.00000	5	1.00	0090	3.661		1.0000	65.18	1,079,000
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value			1,079,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1120	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	400				
FBM Quality	03	Average			
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1120				

CONDO DATA				
Parcel Id	C		Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	710,372
Replace Cost	53,120
Year Built	1800
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	626,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
FGR1	Garage - 1 Sto	L	380	52.00	1985	A	70	C	1.00	13,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,427	1,427	1,427	239.42	341,658
BSM	Basement	0	1,120	224	47.88	53,631
DCK	Deck	0	319	32	24.02	7,662
FOP	Open Porch	0	430	65	36.19	15,563
FUS	Finished Upper Story	616	616	616	239.42	147,485
PTO	Patio	0	189	9	11.40	2,155
SHD	Attached Shed	0	18	6	79.81	1,437
TQS	Three Quarter Story	588	784	588	179.57	140,781
Ttl Gross Liv / Lease Area		2,631	4,903	2,967		710,372

