

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
MCCLUSKEY NANCY ROBIN 18 PARTRIDGE ROAD TRUST PO BOX 2764 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		663,200	663,200
		SUPPLEMENTAL DATA		0		Medium			RES LAND		1010	1,106,800
		Alt Prcl ID		Cyclical 9				RESIDNTL	1010	41,200	41,200	
		Scnd Home		Exemption				Total				
		Tax Class T		W				1,811,200				
		Tot Fin Area 2779		District				1,811,200				
		Total Acres .54		Res Exem				1,811,200				
		Chapter Lan		Assoc Pid#				1,811,200				
		GIS ID F_880119_2836626						1,811,200				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCLUSKEY NANCY ROBIN		13846	0138	09-22-1995	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed		
MCCLUSKEY JOHN E		11056	0166	06-18-1992	Q	I	309,000	00	2023	1010	503,000	2022	1010	459,700		
										1010	964,200			2021	1010	406,700
										1010	30,600			1010	542,500	
														1010	27,200	
		Total								1,497,800		Total		1,152,500		
												Total		976,400		

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							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			663,200
0090										Appraised Xf (B) Value (Bldg)			0
										Appraised Ob (B) Value (Bldg)			41,200
										Appraised Land Value (Bldg)			1,106,800
										Special Land Value			0
										Total Appraised Parcel Value			1,811,200
										Valuation Method			C
										Total Appraised Parcel Value			1,811,200

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-20-13	10-08-2020	MN	Maintenance	6,000		100		Siding & Trim	09-14-2020	SJT	5		20	Field Review
2016-236	07-20-2016	RM	Remodel	74,000	05-21-2018	100		REMODEL FIRST FL KITCHEN	05-21-2018	JLF	5		01	Measure - No Entry
19990481	10-20-1999	AD	Addition	42,000	05-11-2001	100		GAR AD/2 BALC/FN BSM	04-12-2013	VGS			20	Field Review
14536	06-23-1997	MN	Maintenance	5,000	05-19-1998	100		STRIP & REROOF	06-05-2001	KP		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	23,522	SF	13.53	1.00000	5	1.00	0090	3.661	ES95	0.9500	47.05	1,106,800
Total Card Land Units					0.54	AC	Parcel Total Land Area					0.54	Total Land Value			1,106,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1111	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1111				

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

COST / MARKET VALUATION	
Net Other Adj	776,274
Replace Cost	32,550
Year Built	808,825
Effective Year Built	1900
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	663,200
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	680	52.00	1999	A	70	C	1.00	24,800
PTO	Patio	L	560	15.00	2000	A	70	C	1.00	5,900
GNR	GENERATOR	L	1	12400.00	2019	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	1,970	1,970	1,970	253.77	499,922
BSM	Basement	0	1,111	222	50.71	56,336
DCK	Deck	0	85	9	26.87	2,284
FUS	Finished Upper Story	833	833	833	253.77	211,388
PTO	Patio	0	499	25	12.71	6,344
Ttl Gross Liv / Lease Area		2,803	4,498	3,059		776,274

