

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MACGREGOR SCOTT			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
MACGREGOR ERIN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	443,000	443,000
313 WASHINGTON ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	3,263,800	3,263,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4216 Total Acres 1.638 Chapter Lan GIS ID F_881175_2837957				RESIDNTL	1010	38,200	38,200
				Cyclical Exemption W W District Res Exem			Total		3,745,000
				Assoc Pid#			Total		3,745,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MACGREGOR SCOTT		53559 18	10-02-2020	Q	I	2,600,000	00	Year	Code	Assessed	Year	Code	Assessed
313 WASHINGTON STREET LLC		39465 0093	12-28-2010	U	I	100	1A	2023	1010	439,800	2022	1010	395,800
LKR RLTY TRUST		14935 0125	01-28-1997	U	I	100	1F		1010	2,847,100	2021	1010	2,214,000
									1010	29,900		1010	29,900
								Total		3,316,800	Total		2,533,900
								Total			Total		2,607,400

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

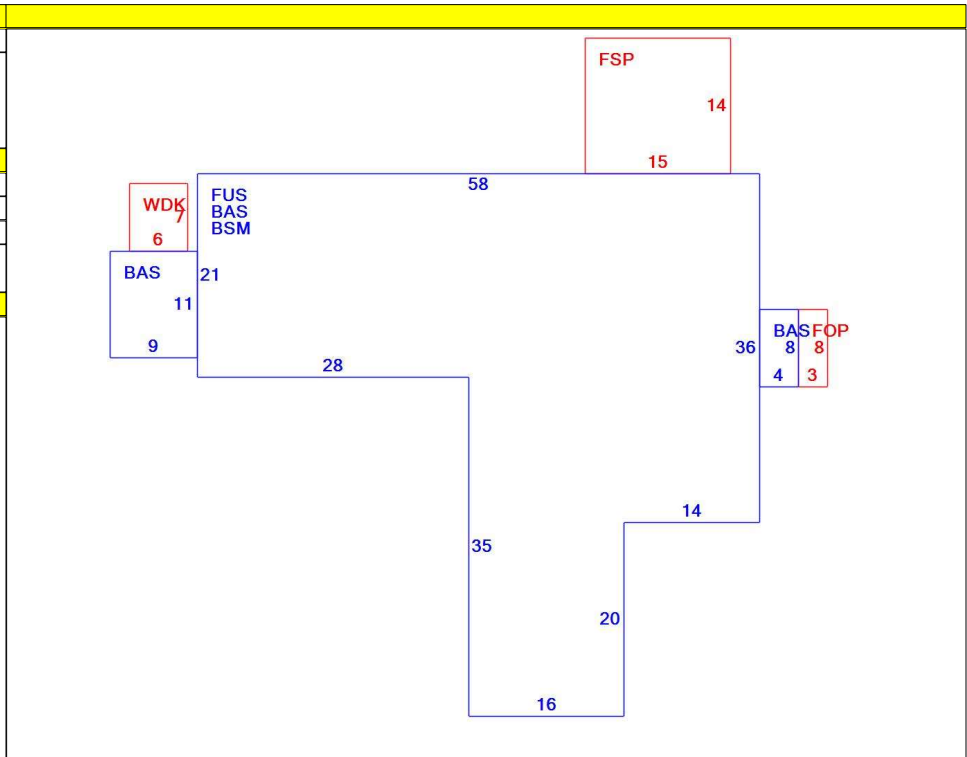
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
5% FUNCTIONAL - SOME SMALL BEDROOMS AND AMOUNT			

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-21-10	05-11-2021	MN	Maintenance	22,000		100		Repl;acement Anderson Window	06-09-2021	SJD	9	1	00	Measure & Listed
QPO-21-9	01-22-2021	MN	Maintenance	18,000		100		Replace 21 windows and one scr	03-20-2015	SJD	0	1	00	Measure & Listed
QP-19-276	10-28-2019	RF		19,600		100	12-10-2019	Strip & Re-Roof	04-12-2013	VGS			20	Field Review
153	10-26-2009	MN	Maintenance	10,000		100		REPLACE 9 WINDOWS	10-10-2012	KP	6		30	Quality Control
									06-11-2008	BSB		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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661	WTR FRNT+ESMNTS (SHORT	W275,ES90	2.4750	3,171,500		
1	1010	Single Family	RC	Residual	0.720 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	92,300		
Total Card Land Units					1.64 AC	Parcel Total Land Area					1.64	Total Land Value					3,263,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1988	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			683,934
Interior Floor 2			Net Other Adj		30,550
Heat Fuel	02	Oil	Replace Cost		714,483
Heat Type	04	Forced Air-Duc	Year Built		1792
AC Type	01	None	Effective Year Built		1988
Bedrooms	8		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	14		Functional Obsol		5
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	5		Percent Good		62
Gas Fireplaces	0		Cns Sect Rcnld		443,000
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	1988		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
BOAT	Boat House	L	180	80.00	1970	A	70	C	1.00	10,100
FGR1	Garage - 1 Sto	L	651	52.00	1970	A	70	C	1.00	23,700
SHD1	Shed	L	300	21.00	1970	A	70	C	1.00	4,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,119	2,119	2,119	150.15	318,168
BSM	Basement	0	1,988	398	30.06	59,760
FOP	Open Porch	0	24	4	25.03	601
FSP	Screened Porch	0	210	42	30.03	6,306
FUS	Finished Upper Story	1,988	1,988	1,988	150.15	298,498
WDK	Deck	0	42	4	14.30	601
Ttl Gross Liv / Lease Area		4,107	6,371	4,555		683,934

