

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCDONOUGH DONALD III MCDONOUGH BROOKE PO BOX 319 DUXBURY MA 02331		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	291,400	291,400
				0	Light			RES LAND	1010	773,600	773,600
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical		9					
Scnd Home				Exemption							
Tax Class T				W							
Tot Fin Area 1079				District							
Total Acres .104				Res Exem							
Chapter Lan											
GIS ID F_880669_2836921				Assoc Pid#							
Total								1,065,000		1,065,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCDONOUGH DONALD III		47771 0029	11-21-2016	Q	I	530,000	00	Year	Code	Assessed	Year	Code	Assessed			
BURNS MARJORIE A, THOMAS D, GOOD		44450 0045	06-24-2014	U	I	1	1A	2023	1010	228,100	2022	1010	191,100			
BURNS THOMAS D		15142 0270	05-01-1997	Q	I	210,000	00		1010	633,600		1010	448,200			
Total								861,700		Total		639,300		Total		627,200

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)			291,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			773,600
Special Land Value			0
Total Appraised Parcel Value			1,065,000
Valuation Method			C
Total Appraised Parcel Value			1,065,000

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES											
ANOTHER BEDROOM, LOWER LEVEL											

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
2019-39	02-11-2019	RM	Remodel	133,000		100	12-31-2019	RM BATHROOM IN BASEMENT, 2 25' SHED DORMERS RMDL 1ST FLOOR	06-15-2017	SJD	9		01	Measure - No Entry
14719	11-03-1997	AD	Addition	25,000	06-25-1998	100			04-12-2013	VGS			20	Field Review
14550	07-09-1997	RM	Remodel	5,000	06-25-1998	100			09-13-2008	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	4,544 SF	46.51	1.00000	5	1.00	0090	3.661		1.0000	170.25	773,600	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			773,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	730	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	350				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	730				

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

COST / MARKET VALUATION	
Net Other Adj	371,634
Replace Cost	38,800
Year Built	410,436
Effective Year Built	1890
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	291,400
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	730	730	730	293.09	213,954
BSM	Basement	0	730	146	58.62	42,791
DCK	Deck	0	208	21	29.59	6,155
FHS	Finished Half Story	176	352	176	146.54	51,583
FNS	Finished 90% Story	173	192	173	264.08	50,704
FOP	Open Porch	0	30	5	48.85	1,465
SHD	Attached Shed	0	48	17	103.80	4,982
Ttl Gross Liv / Lease Area		1,079	2,290	1,268		371,634

