

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCLAUGHLIN DAVID W			0 Water	0 Subdivision	0 Good	Description	Code	Appraised	Assessed
MCLAUGHLIN MI YOUNG			0 Septic	0 Paved	0 Average	RESIDENTL	1010	707,100	707,100
162 FOREST ST				0 None		RES LAND	1010	332,500	332,500
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 3501	District							
	Total Acres .918	Res Exem							
	Chapter Lan								
	GIS ID F_859311_2857700	Assoc Pid#							
						Total		1,039,600	1,039,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCLAUGHLIN DAVID W	34756	0180	06-29-2007	Q	I	775,000	00	Year	Code	Assessed	Year	Code	Assessed			
HUME REALTY TRUST	18563	0215	05-31-2000	U	I	100	1F	2023	1010	541,100	2022	1010	496,200			
HUME WILLIAM S ET AL	11095	0114	06-16-1993	U	V	150,000	1		1010	345,800		1010	285,000			
HUME WILLIAM S ET AL	LCC 83	0	07-02-1992	Q	V	103,000	00									
								Total		886,900	Total		781,200	Total		667,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

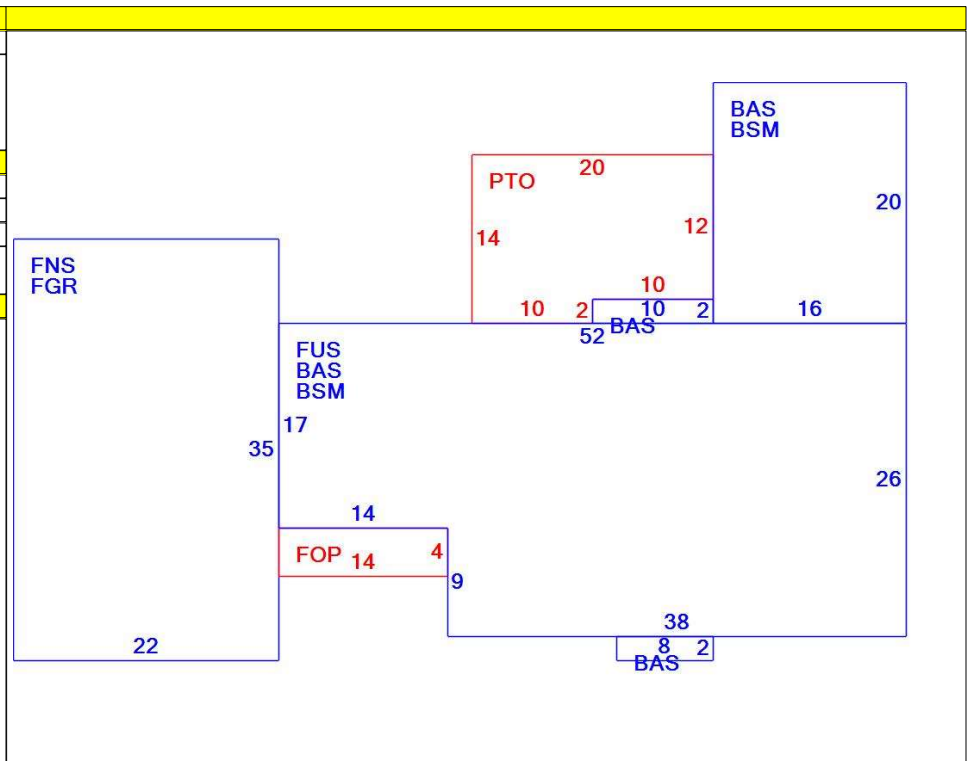
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	707,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	332,500
Special Land Value	0
Total Appraised Parcel Value	1,039,600
Valuation Method	C
Total Appraised Parcel Value	1,039,600

NOTES	
FINISHED AREA OVER FGR = 4TH BEDROOM	

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-23-25	02-09-2023	MN	Maintenance	12,000		100	02-09-2023	REPLACE ROOF	10-17-2018	JLF	10	1	00	Measure & Listed
2017-14	01-18-2017	DM	Demolish	10,000	07-10-2017	100		DEMO WET MATERIALS FROM	09-18-2018	SJD			20	Field Review
13072	01-12-1994	AD	Addition	7,500	09-26-1995	100		FIN 22X35 RM AB GAR	07-10-2017	JLF	5		01	Measure - No Entry
12670	01-20-1993	MN	Maintenance		09-26-1995	100		CAST WOOD STOVE - FR	04-12-2013	VGS			20	Field Review
12459	07-20-1992	NC	New Construct	145,000	09-26-1995	100		2STY 26X38 1STY16X20	02-26-2009	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	40,000	SF	8.75	1.00000	5	1.00	0050	1.000	VACANT LOT (010190) W 5%	ES95	0.9500	8.75	332,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			332,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1546	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		776,059
Interior Floor 2	14	Carpet	Replace Cost		55,825
Heat Fuel	02	Oil	Year Built		831,885
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	01	None	Depreciation Code		2006
Bedrooms	3		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		85
Extra Openings	1		Cns Sect Rcnd		707,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	732		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1546		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	1,582	1,582	1,582	187.50	296,624
BSM	Basement	0	1,546	309	37.48	57,937
FGR	Garage	0	770	308	75.00	57,750
FNS	Finished 90% Story	693	770	693	168.75	129,937
FOP	Open Porch	0	56	8	26.79	1,500
FUS	Finished Upper Story	1,226	1,226	1,226	187.50	229,874
PTO	Patio	0	260	13	9.37	2,437
Ttl Gross Liv / Lease Area		3,501	6,210	4,139		776,059

