

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MCCONE DANIEL T		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
MCCONE LAURIE D		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	542,600	542,600
104 BAYRIDGE LN				0	Medium			RES LAND	1010	429,700	429,700
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical 7							
Scnd Home				Exemption							
Tax Class T				W							
Tot Fin Area 2392				District							
Total Acres .47				Res Exem							
Chapter Lan											
GIS ID F_875133_2834365				Assoc Pid#							
Total										972,300	972,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
MCCONE DANIEL T	48385	0241	05-04-2017	Q	I	620,000	00	Year	Code	Assessed	Year	Code	Assessed	
WHITE CHERYL A & CARMICHAEL KEND	29344	0002	10-27-2004	Q	I	550,000	00	2023	1010	408,700	2022	1010	343,400	
104 BAYRIDGE LN RLTY TRUST	16487	0279	08-07-1998	U	I	1	1F		1010	419,500		1010	361,600	
SLOANE SUSAN I	14775	0059	11-08-1996	Q	I	259,000	00					2021	1010	343,700
												1010		267,800
Total										828,200	Total	705,000	Total	611,500

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	542,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	429,700
Special Land Value	0
Total Appraised Parcel Value	972,300
Valuation Method	C
Total Appraised Parcel Value	972,300

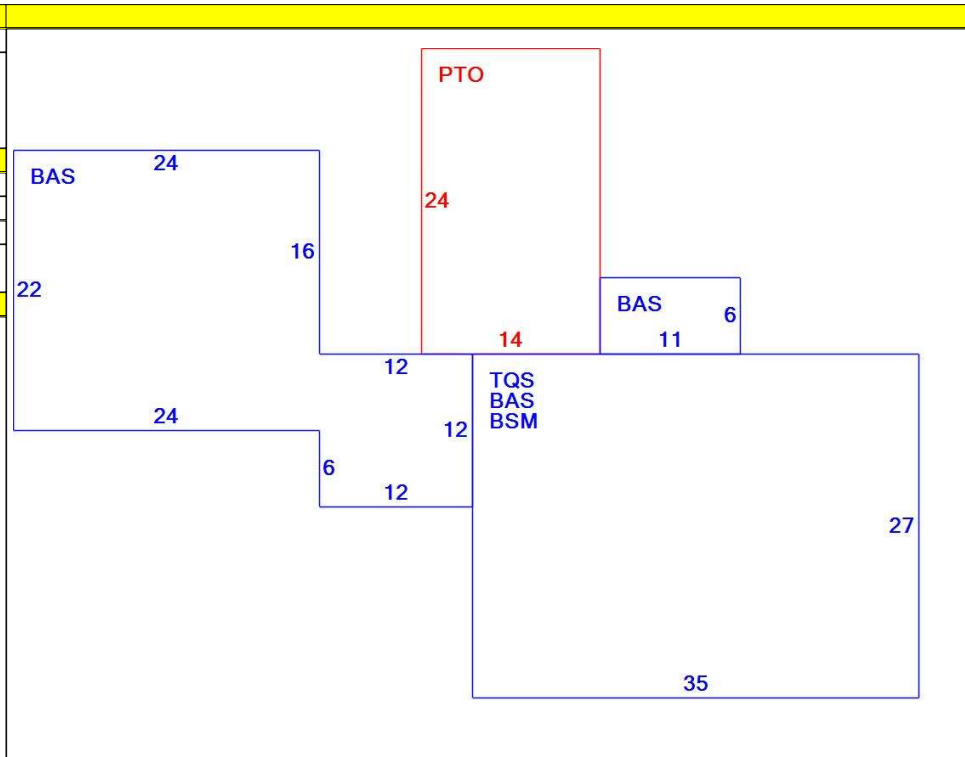
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-339	08-11-2021	MN	Maintenance	35,000		100	08-11-2021	Remove wall between D/R & kitc	09-17-2018	SJD			20	Field Review
576	11-24-2004	MN	Maintenance	5,800		100		RE-ROOF	12-12-2017	SJD	9		01	Measure - No Entry
11798	12-28-1990	AD	Addition	15,000	01-01-1992	100		32X13 SHED DORMER	04-12-2013	VGS			20	Field Review
									11-20-2006	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	20,473	SF	15.11	1.00000	5	1.00	0070	1.389		1.0000	20.99	429,700
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			429,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	945	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	300				
FBM Quality	02	Low Quality			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	945				

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

COST / MARKET VALUATION		
Net Other Adj		602,773
Replace Cost		43,210
Year Built		1950
Effective Year Built		2005
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnd		542,600
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	1,683	1,683	1,683	232.01	390,480
BSM	Basement	0	945	189	46.40	43,851
PTO	Patio	0	336	17	11.74	3,944
TQS	Three Quarter Story	709	945	709	174.07	164,498
Ttl Gross Liv / Lease Area		2,392	3,909	2,598		602,773

