

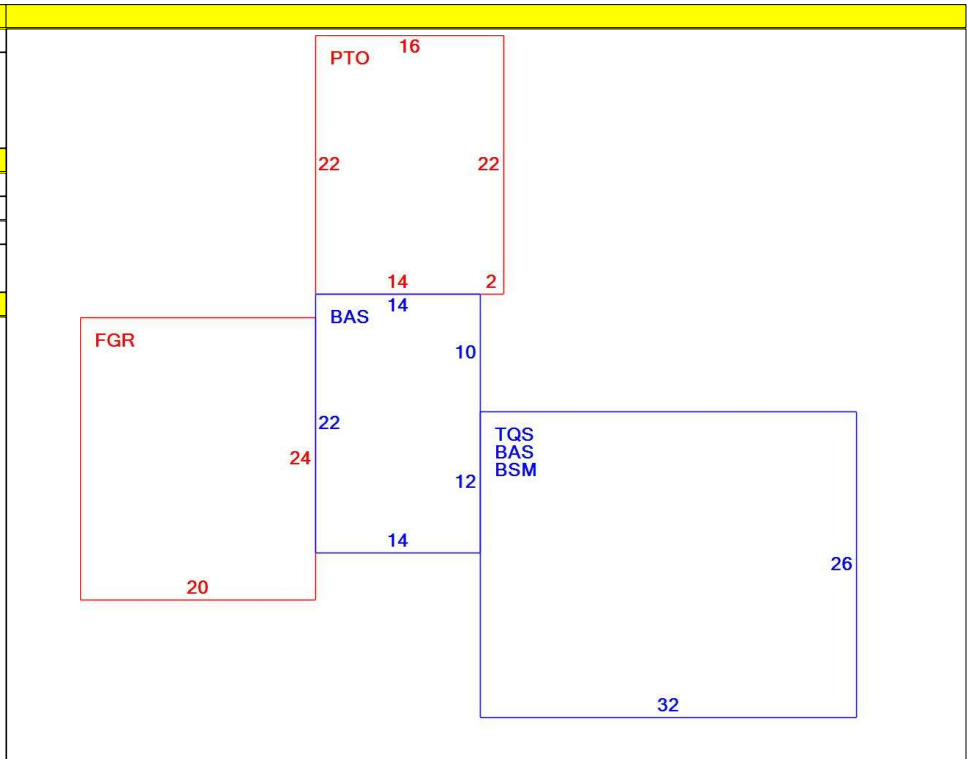
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
CROSS KATHRYN A MACDONALD ROGER J PO BOX 2728 DUXBURY MA 02331				0 Water 0 No Sewer		0 Two-Way 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed							
SUPPLEMENTAL DATA										RESIDENTL		1010	345,800	345,800						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1764 Total Acres .47 Chapter Lan GIS ID F_875748_2834577										Cyclical Exemption W District Res Exem		7	1010	429,700	429,700					
										Total		775,500	775,500							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
CROSS KATHRYN A MCKENNA KATHRYN A		12176 0334 10844 0032		09-02-1993 03-24-1992		U I Q I		1 157,500		1F 00		Year	Code	Assessed	Year	Code	Assessed			
												2023	1010 1010	257,600 419,500	2022	1010 1010	214,500 361,600	2021	1010 1010	214,100 267,800
		Total										677,100		Total		576,100		Total		481,900
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
				Total																
				0.00																
ASSESSING NEIGHBORHOOD										APPRaised VALUE SUMMARY										
Nbhd		Nbhd Name		B		Tracing		Batch												
0070																				
NOTES										Appraised Bldg. Value (Card) 345,800										
										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 775,500										
										Valuation Method C										
										Total Appraised Parcel Value 775,500										
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					
2016-163	05-18-2016	MS	Miscellaneous	14,444		100		11 PANEL ROOF SOLAR ARRA		09-17-2018	SJD			20	Field Review					
2016-126	05-02-2016	MS	Miscellaneous			100		INSTALL 11 SOLAR PANEL ON		04-12-2013	VGS			20	Field Review					
										09-02-2008	BSB			01	Measure - No Entry					
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			

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	832	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	832				

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

COST / MARKET VALUATION	
Net Other Adj	483,150
Replace Cost	17,940
Year Built	501,090
Effective Year Built	1950
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	345,800
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
SLR	Solar Panels	L	11	1050.00	2016	E	100	B	1.50	0

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140	1,140	225.77	257,379
BSM	Basement	0	832	166	45.05	37,478
FGR	Garage	0	480	192	90.31	43,348
PTO	Patio	0	352	18	11.55	4,064
TQS	Three Quarter Story	624	832	624	169.33	140,881
Ttl Gross Liv / Lease Area		1,764	3,636	2,140		483,150

