

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION								
MCGRATH JOHN P			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed										
MCGRATH ADRIENNE J			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	462,600	462,600										
59 BAY VIEW RD						0		Medium	RES LAND	1010	436,700	436,700										
SUPPLEMENTAL DATA																						
DUXBURY MA 02332		Alt Prcl ID		Cyclical		7																
		Scnd Home		Exemption																		
		Tax Class T		W																		
		Tot Fin Area 1930		District																		
		Total Acres .51		Res Exem																		
		Chapter Lan																				
		GIS ID F_876225_2834313		Assoc Pid#																		
										Total		900,700		900,700								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MCGRATH JOHN P				LCC 73582		07-14-1986		Q I		179,000		00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
														2023	1010	310,200	2022	1010	217,000	2021	1010	216,600
															1010	426,300		1010	364,900		1010	271,700
															1010	900						
										Total		737,400		Total		581,900		Total		488,300		
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 Appraised Bldg. Value (Card) 462,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 1,400 Appraised Land Value (Bldg) 436,700 Special Land Value 0 Total Appraised Parcel Value 900,700 Valuation Method C Total Appraised Parcel Value 900,700										
Nbhd	Nbhd Name			B		Tracing		Batch														
0070																						
NOTES																						
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-22-37	03-29-2022	AD	Addition	246,250	01-31-2023	55		PLAN #AZ-022 - 26X24 GAR W/				08-25-2023	SJT	5		20	Field Review					
159	05-31-2007	MS	Miscellaneous	15,000	08-13-2008	100		14X32 DECK				09-29-2022	SJT	5		07	Measure - Info @ Door					
58	02-27-2006	MS	Miscellaneous	3,000	09-30-2006	100		FRT ENTRY PORTICO6X6				09-17-2018	SJD			20	Field Review					
											04-12-2013	VGS			20	Field Review						
											03-09-2009	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	22,215 SF	14.15	1.00000	5	1.00	0070	1.389			1.0000	19.66 436,700							
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			436,700						

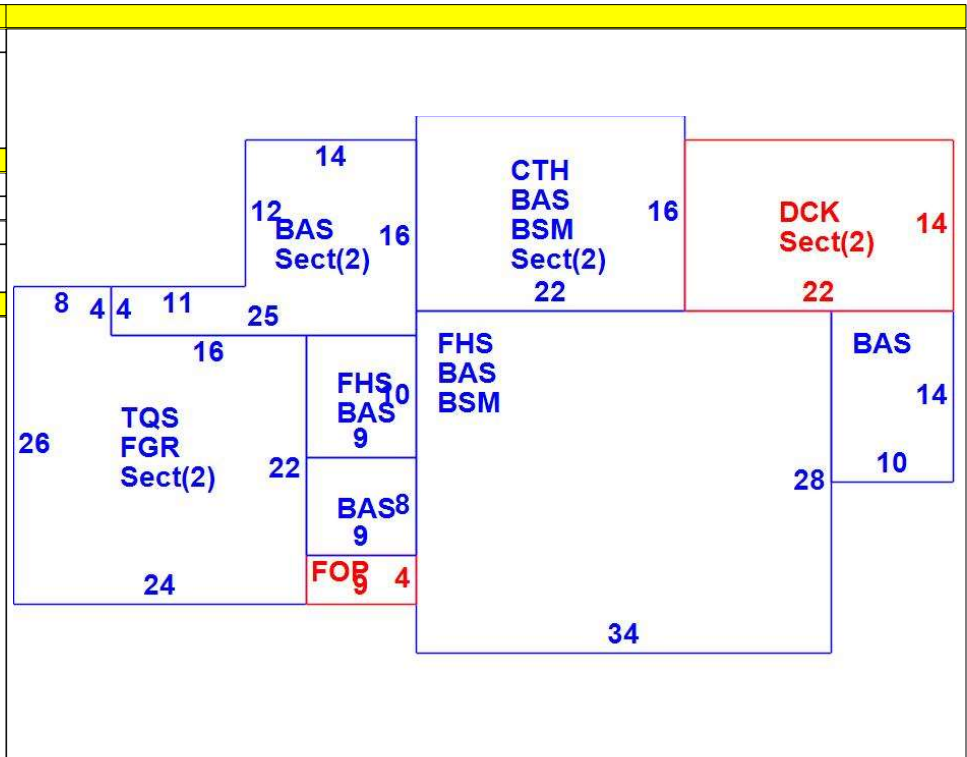
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	952	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	30	HARDI Plank			
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	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style					
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	952				

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

COST / MARKET VALUATION	
Net Other Adj	381,410
Replace Cost	21,190
Year Built	738,578
Effective Year Built	1945
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 Rcnd	277,800
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
SHD1	Shed	L	96	21.00	2015	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,254	1,254	1,254	193.61	242,786
BSM	Basement	0	952	190	38.64	36,786
FHS	Finished Half Story	521	1,042	521	96.80	100,870
FOP	Open Porch	0	36	5	26.89	968
Ttl Gross Liv / Lease Area		1,775	3,284	1,970		381,410



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MCGRATH JOHN P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed						
MCGRATH ADRIENNE J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	462,600	462,600						
59 BAY VIEW RD		SUPPLEMENTAL DATA			RES LAND	1010	436,700	436,700							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1930 Total Acres .51 Chapter Lan GIS ID F_876225_2834313			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400						
						Total		900,700	900,700						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCGRATH JOHN P		LCC 73582	07-14-1986	Q	I	179,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	310,200	2022	1010	217,000		
									1010	426,300		1010	364,900		
									1010	900			271,700		
						Total		737,400	Total	581,900	Total	Total	488,300		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int						
										APPRAISED VALUE SUMMARY					
		Total	0.00					Appraised Bldg. Value (Card)				462,600			
								Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				1,400			
								Appraised Land Value (Bldg)				436,700			
								Special Land Value				0			
								Total Appraised Parcel Value				900,700			
								Valuation Method				C			
						Total Appraised Parcel Value						900,700			
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-22-37	03-29-2022	AD	Addition	246,250	01-31-2023	55		PLAN #AZ-022 - 26X24 GAR W/ 14X32 DECK FRT ENTRY PORTICO6X6	08-25-2023	SJT	5		20	Field Review	
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58	02-27-2006	MS	Miscellaneous	3,000	09-30-2006	100			09-17-2018	SJD			20	Field Review	
									04-12-2013	VGS			20	Field Review	
									03-09-2009	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	22,215 SF	14.15	1.00000	5	1.00	0070	1.389		1.0000	19.66	436,700
Total Card Land Units					0.51	AC	Parcel Total Land Area				0.51	Total Land Value			436,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

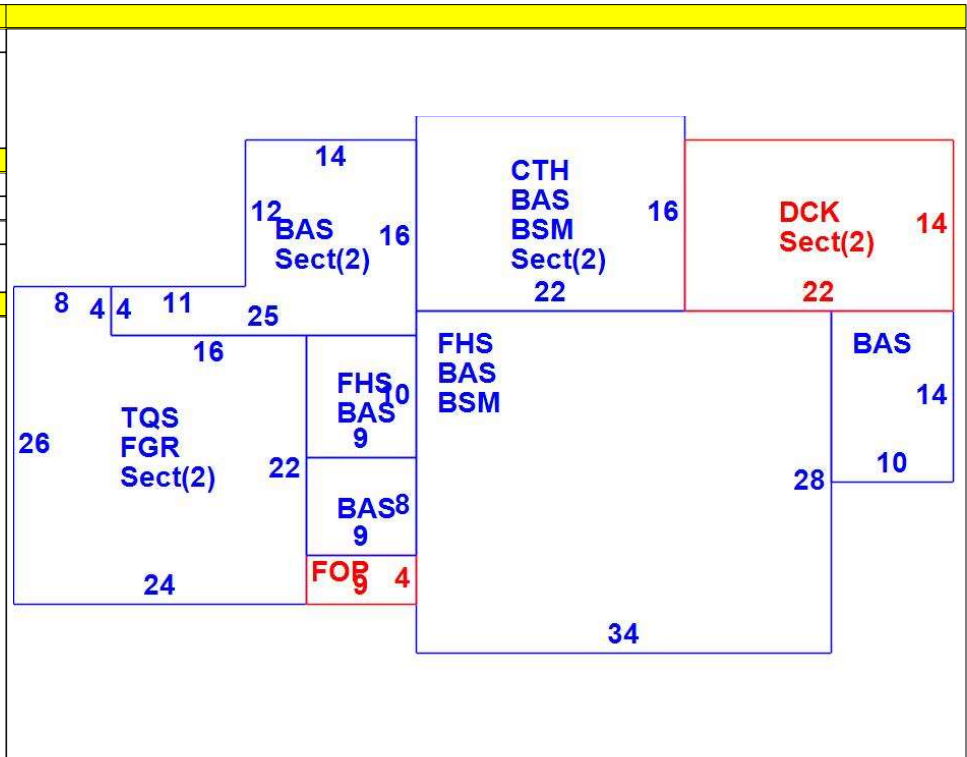
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	352	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	30	HARDI Plank			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior 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	0				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	4				
Bath Style					
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	352				

CONDO DATA

Parcel Id		C		Own	
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Net Other Adj	0	335,977
Replace Cost	738,578	
Year Built	2022	
Effective Year Built	2021	
Depreciation Code	A	
Remodel Rating		
Year Remodeled		
Depreciation %	0	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition	UC	
Condition %	55	
Percent Good	55	
Cns Sect Rcnd	184,800	
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	620	620	620	239.98	148,790
BSM	Basement	0	352	70	47.72	16,799
CTH	Cathedral Ceiling	0	352	35	23.86	8,399
DCK	Deck	0	308	31	24.15	7,440
FGR	Garage	0	560	224	95.99	53,756
TQS	Three Quarter Story	420	560	420	179.99	100,793
Ttl Gross Liv / Lease Area		1,040	2,752	1,400		335,977

