

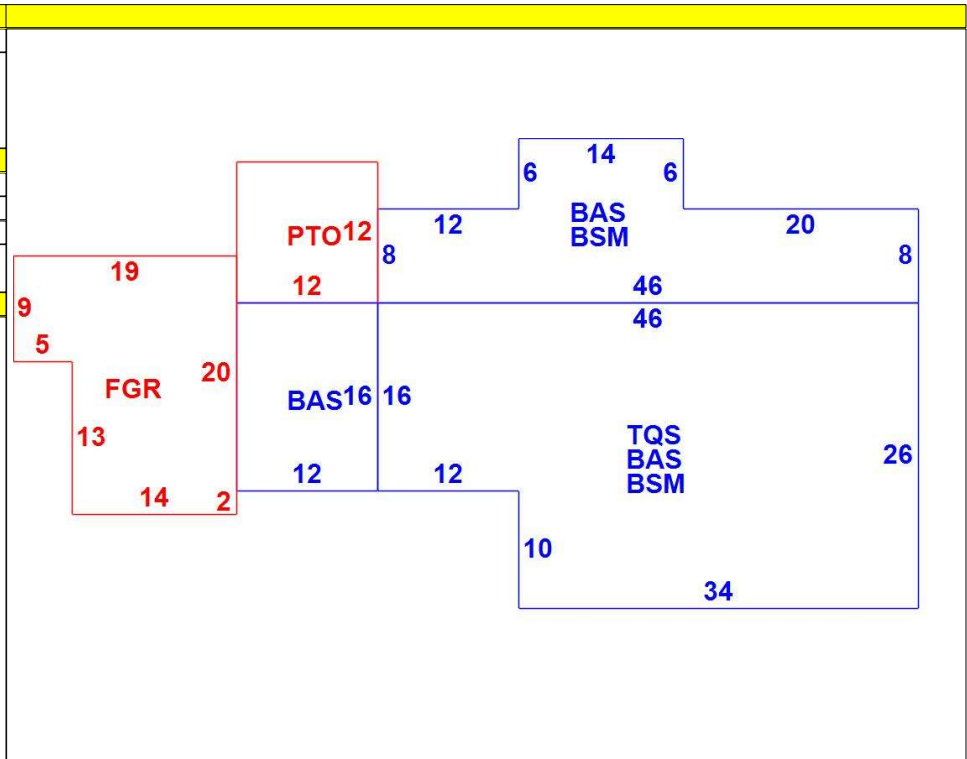
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
Description		Code	Appraised	Assessed	RESIDENTL		Code	Appraised	Assessed							
MCGRAW JOSEPH E		0	Water	0	Two-Way	0	Average			437,800	437,800					
MCGRAW HEATHER C		0	No Sewer	0	Paved	0	Average			431,500	431,500					
19 BAY VIEW RD		SUPPLEMENTAL DATA				RES LAND		1010								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2527 Total Acres .48 Chapter Lan GIS ID F_876589_2833809		Cyclical Exemption W District Res Exem Assoc Pid#		7										
						Total		869,300		869,300						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCGRAW JOSEPH E		41458 0170	06-01-2012	Q	I	541,000	00	Year	Code	Assessed	Year	Code	Assessed			
KELLEY BARBARA GELDER LIVING TT		23362 0192	09-25-2003	U	I	100	1F	2023	1010	325,500	2022	1010	270,700			
									1010	421,200		1010	362,400			
								Total		746,700	Total		633,100			
								Total			Total		531,900			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0070																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									03-10-2021	SJD	10		01	Measure - No Entry		
									09-17-2018	SJD			20	Field Review		
									04-12-2013	VGS			20	Field Review		
									12-06-2010	KP		4	07	Measure - Info @ Door		
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	20,909 SF	14.86	1.00000	5	1.00	0070	1.389			1.0000	20.64	431,500
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			431,500

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1528	
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
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	1528				

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

COST / MARKET VALUATION		
Net Other Adj		573,660
Replace Cost		17,940
Year Built		591,601
Effective Year Built		1955
Depreciation Code		1995
Remodel Rating		G
Year Remodeled		
Depreciation %		26
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		74
Cns Sect Rcnld		437,800
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	1,720	1,720	1,720	192.44	330,995
BSM	Basement	0	1,528	306	38.54	58,886
FGR	Garage	0	353	141	76.87	27,134
PTO	Patio	0	144	7	9.35	1,347
TQS	Three Quarter Story	807	1,076	807	144.33	155,298
Ttl Gross Liv / Lease Area		2,527	4,821	2,981		573,660

