

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
MCARDLE WILLIAM A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
MCARDLE KRISTEN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	346,900	346,900	
279 STANDISH ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1090	1,185,300	1,185,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1609 Total Acres 1.168 Chapter Lan GIS ID F_879434_2830659			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	19,100	19,100	
							Total	1,551,300	1,551,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCARDLE WILLIAM A		LCC 104898	02-12-2004	Q	I	644,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	330,700	2022	1090	283,500
									1090	1,033,900		1090	703,500
								Total		1,364,600	Total		987,000
											Total		878,900

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 346,900			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

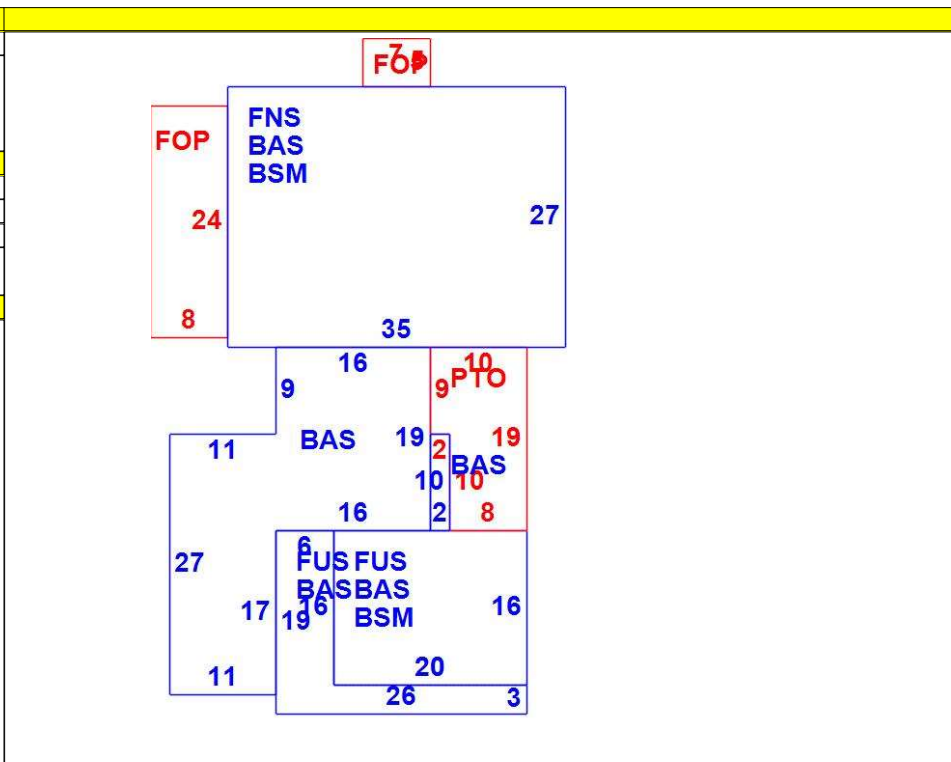
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES										VISIT / CHANGE HISTORY					
Melzar Brewster SR. C: 1814  Rear portion of the subject that had been moved in place has a placard Natahniel & Mercy Hodges: C: 1788										Date	Id	Type	Is	Cd	Purpose/Result
										07-31-2023	SJT	5		06	Inspection Only
										11-05-2021	SJT	5		01	Measure - No Entry
										03-18-2019	SJT	5	1	00	Measure & Listed
										07-13-2018	JLF	5	1	06	Inspection Only
										07-09-2018	JLF	5		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										01-18-2005	KP		1	00	Measure & Listed
Total Appraised Parcel Value										1,551,300					

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
2017-100	04-11-2017	NC	New Construct	4,000	07-09-2018	100		SEE BP#2016-262 INSTALL AN		07-31-2023	SJT	5		06	Inspection Only
2016-262	08-05-2016	NC	New Construct	40,000	07-09-2018	100	03-29-2019	INSTALL A FOUNDATION 26 X 3		11-05-2021	SJT	5		01	Measure - No Entry
50	05-19-2009	MN	Maintenance	6,000		100		STRIP & REROOF		03-18-2019	SJT	5	1	00	Measure & Listed
19990570	12-21-1999	MN	Maintenance	10,000		100		REP ROOF STRUCTURE		07-13-2018	JLF	5	1	06	Inspection Only
										07-09-2018	JLF	5		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										01-18-2005	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P	Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	DRIVEWAY OVER PROPERTY			ES90	0.9000	28.83	1,153,300	
1	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661					1.0000	2.94	32,000	
1	1090	Multi Houses	RC	Residual	0.250 AC	35,000.00	1.00000	5	1.00	0090	3.661								
Total Card Land Units					1.17	AC	Parcel Total Land Area					1.17	Total Land Value			1,185,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1265	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	10	Wood Shingle			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2	09	Pine/Soft Wood	<b>COST / MARKET VALUATION</b>		
Heat Fuel	03	Gas	Net Other Adj	23,800	
Heat Type	04	Forced Air-Duc	Replace Cost	488,572	
AC Type	01	None	Year Built	1805	
Bedrooms	4		Effective Year Built	1992	
Full Baths	3		Depreciation Code	G	
Half Baths	0		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	11		Depreciation %	29	
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor	1.000	
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	2		Percent Good	71	
Sq Ft Fin Bsmt	0		Cns Sect Rcnd	346,900	
FBM Quality			Dep % Ovr		
Foundation	03	Stone	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1265		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
BRN5	Barn - 2 Story	L	462	69.00	1900	F	55	C	1.00	17,500
LNT	Lean To	L	231	10.00	1900	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,060	2,060	2,060	125.58	258,695
BSM	Basement	0	1,265	253	25.12	31,772
FNS	Finished 90% Story	851	945	851	113.09	106,869
FOP	Open Porch	0	227	34	18.81	4,270
FUS	Finished Upper Story	494	494	494	125.58	62,037
PTO	Patio	0	170	9	6.65	1,130
Ttl Gross Liv / Lease Area		3,405	5,161	3,701		464,773

