

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
MAGOUN BENJAMIN S			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed							
46 HIGGINS RD			0 No Sewer	0 Paved	0 Average	BLDG	343U	187,400	187,400	VISION						
KINGSTON MA 02364				0 Heavy												
SUPPLEMENTAL DATA																
Alt Prcl ID 082/200.0-0771-0039.		Cyclical Exemption W		100												
Scnd Hom		District Res Exem														
Tax Class T		Assoc Pid#														
Tot Fin Are 450								Total		187,400	187,400					
Total Acres 0																
Chapter La																
GIS ID F_877864_2834124																
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MAGOUN BENJAMIN S			49871 0075	06-01-2018	Q	I	150,000	00	Year	Code	Assessed	Year	Code	Assessed		
MULRENIN DUDLEY J & MULRENIN LYNDA			34206 0347	03-06-2007	Q	I	165,000	00	2023	343U	154,500	2022	343U	153,500		
GUERIN NEIL J			30721 0349	06-15-2005	Q	I	160,000	00				2021	343U	148,600		
BAY RD RLTY TRUST			22162 0345	05-30-2002	U	I	100	1F								
PILON LUCY			21813 0316	03-29-2002	Q	I	46,667	00								
			Total				154,500		Total		153,500	Total		148,600		
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)			187,400			
									Appraised Xf (B) Value (Bldg)			0				
									Appraised Ob (B) Value (Bldg)			0				
									Appraised Land Value (Bldg)			0				
									Special Land Value			0				
									Total Appraised Parcel Value			187,400				
									Valuation Method			C				
									Total Appraised Parcel Value			187,400				
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		
									06-12-2019	SJD	9		01	Measure - No Entry		
									05-14-2014	DG			02	Callback - No Entry		
									07-06-2013	SJD	3		30	Quality Control		
									04-12-2013	VGS			20	Field Review		
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	343U	Comm Condo			0.000 AC	0.00	1.00000	C	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	56	Condo Com	AMENITY 1		
Model	06	Com Condo	Amenity 2		
Grade	03	Average	Amenity 3		
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id	8014	C 8014
Interior Wall 1	05	Drywall		25 Bay Rd	B 1 S 1
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	14	Carpet	Condo Flr	CO	Office
Interior Floor 2			Condo Unit	1A	1A
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
CNS Bedrooms	0		Net Other Adj		240,296
Full Baths	1		Replace Cost		0
Half Baths	0		Year Built		240,298
Extra Fixtures	0		Effective Year Built		1989
Total Rooms	2		Depreciation Code		1999
Bath Style	02	Average	Remodel Rating		A
Kitchen Style			Year Remodeled		
Kitchen Type	1	None	Depreciation %		22
Kitchen Func	1		Functional Obsol		
Parking Class	2	Common	External Obsol		
SF Basement	0		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	0		Condition %		
Part Bedroom	0		Percent Good		78
FBM Quality			Cns Sect Rcnd		187,400
SF Fin Bsmt	0		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1			Cost to Cure Ovr		
Amenity 2			Cost to Cure Ovr Comment		

BAS
(450 sf)

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	450	450	450	533.99	240,296
Ttl Gross Liv / Lease Area		450	450	450		240,296

