

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
MACGIBBON BRUCE L C/O B. DOUGLAS MACGIBBON 141 SANTA MONICA AVE			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed						
ROYAL PALM B FL 33441			0 No Sewer	0 Paved	0 Average	RES LAND RESIDNTL	1060 1060	357,000 5,000	357,000 5,000						
SUPPLEMENTAL DATA															
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 1.117 Chapter Lan GIS ID F_855646_2845818				Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total						362,000	362,000		
RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LEARY FP LLC CURTIS SUSAN J TT MACGIBBON BRUCE L			58188 140 57709 331 7469 0109	08-15-2023 03-01-2023 02-05-1987	Q Q U	V V I	385,000 193,000 1	00 00 1F	Year	Code	Assessed	Year	Code	Assessed	
									2023	1060 1060	39,200 3,300	2022	1060 1060	32,600 3,300	
									Total		42,500	Total		35,900	
									Total		30,500	Total		30,500	
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-23-295	09-01-2023	NC	New Construct	345,000		0		PLAN#BC-004=2 STY, 3 BEDRM	01-01-2018	AO	3		99	Vacant Land	
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	1060	Vacant W/ Ob	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1060	Vacant W/ Ob		Residual	0.200 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	7,000
Total Card Land Units					1.12 AC	Parcel Total Land Area					1.12	Total Land Value			357,000

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description			Element	Cd	Description			
Style	94	Outbuildings			Bsmt Area					
Model	00	Vacant			Bsmt Type					
Grade					Unfin Area					
Stories					<b>CONDO DATA</b>					
Occupancy					Parcel Id		C		Own	
Exterior Wall 1								B	S	
Exterior Wall 2					Adjust Type	Code	Description	Factor%		
Roof Structure					Condo Flr					
Roof Cover					Condo Unit					
Interior Wall 1					<b>COST / MARKET VALUATION</b>					
Interior Wall 2					Net Other Adj			0		
Interior Floor 1					Replace Cost					
Interior Floor 2					Year Built					
Heat Fuel					Effective Year Built			0		
Heat Type					Depreciation Code					
AC Type					Remodel Rating					
Bedrooms					Year Remodeled					
Full Baths					Depreciation %					
Half Baths					Functional Obsol					
Extra Fixtures					External Obsol					
Total Rooms					Trend Factor			1.000		
Bath Style					Condition					
Kitchen Style					Condition %					
Extra Kitchens					Percent Good					
Fireplaces					Cns Sect Rcnld					
Extra Openings					Dep % Ovr					
Gas Fireplaces					Dep Ovr Comment					
Sq Ft Fin Bsmt					Misc Imp Ovr					
FBM Quality					Misc Imp Ovr Comment					
Foundation					Cost to Cure Ovr					
Bsmt Garage					Cost to Cure Ovr Comment					
Bsmt Area										
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	340	21.00	1985	A	70	C	1.00	5,000
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0	0	0				



No Sketch