

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
MCVICAR WALTER D SR 25 GREENWICH RD BEDFORD VILL NY 10506		0	Water	0	Dead End	0	Average	Description		Code		Appraised		Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1090		184,700		184,700						
		0	Light	RES LAND		1090		3,523,600		3,523,600		4,000		4,000						
SUPPLEMENTAL DATA																				
Alt Prcl ID		Scnd Home LEASED				Cyclical 9														
Tax Class T		Total Fin Area 1405				Exemption W W														
Total Acres .59		Chapter Lan				District Res Exem														
GIS ID F_881389_2829168		Assoc Pid#																		
										Total		3,712,300		3,712,300						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCVICAR WALTER D SR			13023 0336		07-18-1994	U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
												2023	1090	189,800	2022	1090	166,900	2021	1090	166,200
													1090	3,713,200		1090	3,192,500		1090	2,668,400
													1090	3,200		1090	3,200		1090	3,200
												Total		3,906,200	Total		3,362,600	Total		2,837,800
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount		Code	Description													Number
				Total				0.00												
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name				B		Tracing				Batch								
0100																				
NOTES																				
BUILDING PERMIT RECORD																				
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result		
2016-166	08-31-2016	MS	Miscellaneous		1,440		100		INSULATION/WEATHERIZATIO				02-28-2019	SJT	0	2	00	Measure & Listed		
												06-07-2016	SJD	8	8	00	Measure & Listed			
												04-12-2013	VGS			20	Field Review			
												03-05-2007	K+B		2	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	1090	Multi Houses		RC	Primary	20,000	SF	15.40	1.00000	5	1.00	0100	3.519			W325	3.2500	176.14	3,522,700	
Total Card Land Units						0.46	AC	Parcel Total Land Area				0.59	Total Land Value				3,522,700			

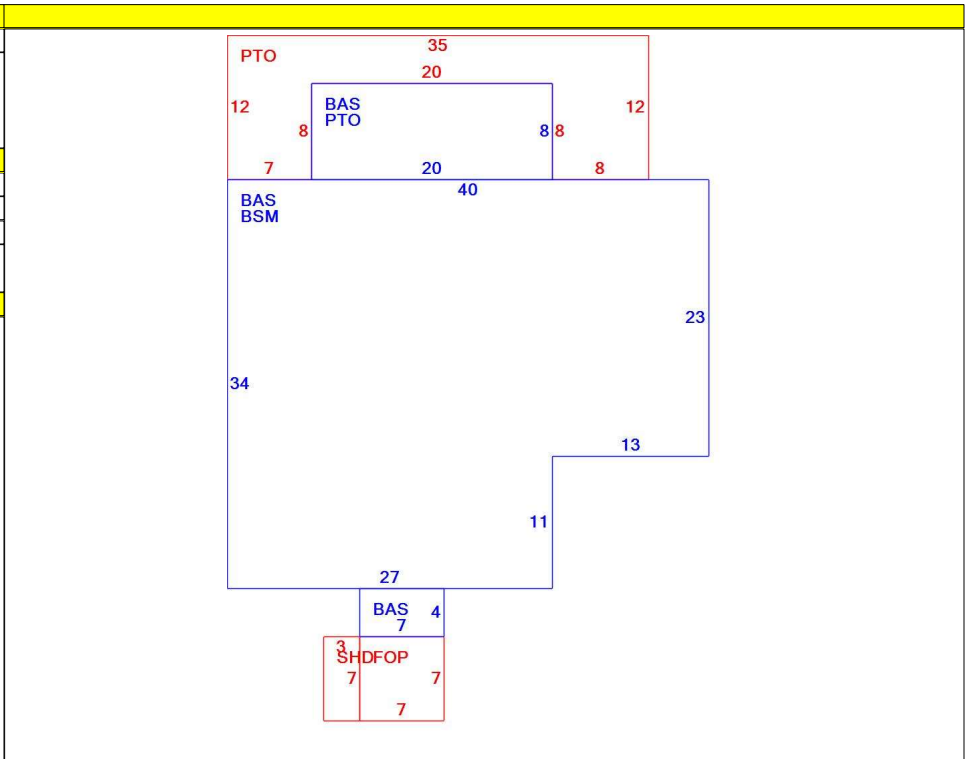
VISION

905

DUXBURY, MA

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1217	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			200,391
Interior Floor 2	12	Hardwood	Net Other Adj		37,591
Heat Fuel	03	Gas	Replace Cost		237,983
Heat Type	05	Hot Water	Year Built		1925
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	8		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		159,400
Sq Ft Fin Bsmt	1117		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1217		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	1,405	1,405	1,405	119.07	167,291
BSM	Basement	0	1,217	243	23.77	28,934
FOP	Open Porch	0	49	7	17.01	833
PTO	Patio	0	420	21	5.95	2,500
SHD	Attached Shed	0	21	7	39.69	833
Ttl Gross Liv / Lease Area		1,405	3,112	1,683		200,391



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
MCVICAR WALTER D SR 25 GREENWICH RD BEDFORD VILL NY 10506		0	Water	0	Dead End	0	Average	Description		Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1090	184,700	184,700							
		0	Light	RES LAND		1090	3,523,600	3,523,600											
SUPPLEMENTAL DATA										RESIDNTL		1090	4,000	4,000					
Alt Prcl ID		Scnd Home LEASED			Cyclical 9														
Tax Class T		Total Fin Area 1405			Exemption W W														
Chapter Lan		Total Acres .59			District Res Exem														
GIS ID F_881389_2829168		Assoc Pid#																	
										Total		3,712,300	3,712,300						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCVICAR WALTER D SR			13023	0336	07-18-1994	U	I	1	1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
											2023	1090	189,800	2022	1090	166,900	2021	1090	166,200
												1090	3,713,200		1090	3,192,500		1090	2,668,400
												1090	3,200		1090	3,200		1090	3,200
											Total		3,906,200	Total		3,362,600	Total		2,837,800
EXEMPTIONS				OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount											
				Total	0.00														
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name			B		Tracing		Batch		Appraised Bldg. Value (Card)					184,700			
0100											Appraised Xf (B) Value (Bldg)					0			
											Appraised Ob (B) Value (Bldg)					4,000			
											Appraised Land Value (Bldg)					3,523,600			
											Special Land Value					0			
											Total Appraised Parcel Value					3,712,300			
											Valuation Method					C			
											Total Appraised Parcel Value					3,712,300			
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			
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		
2	1090	Multi Houses		Undevelop	0.130 AC	2,000.00	1.00000	0	1.00	0100	3.519	BEACH/OCEAN			1.0000	0.16	900		
Total Card Land Units					0.13 AC	Parcel Total Land Area					0.59	Total Land Value					900		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	01	Low Cost	Unfin Area	0.00	None
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	01	Minimum	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	05	Vinyl			83,196
Interior Floor 2	09	Pine/Soft Wood	Net Other Adj		4,060
Heat Fuel	03	Gas	Replace Cost		87,256
Heat Type	05	Hot Water	Year Built		1950
AC Type	01	None	Effective Year Built		1990
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		31
Total Rooms	2		Functional Obsol		40
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		29
Gas Fireplaces	0		Cns Sect Rcnd		25,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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
LNT	Lean To	L	576	10.00	1950	A	70	C	1.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	452	452	452	121.99	55,139
FGR	Garage	0	576	230	48.71	28,057
Ttl Gross Liv / Lease Area		452	1,028	682		83,196

