

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>								
MCGOWAN PAUL C MCGOWAN SUSAN E 80 STRATFORD RD  MELROSE MA 02176			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed									
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	216,100	216,100									
		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	623,600	623,600									
		Alt Prcl ID	500562	Cyclical Exemption	8	RESIDNTL	1010	900	900									
		Scnd Home		W		Total		840,600	840,600									
		Tax Class	T	District														
		Tot Fin Area	1472	Res Exem														
		Total Acres	.47	Assoc Pid#														
		Chapter Lan																
		GIS ID	F_887024_2848993															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
MCGOWAN PAUL C		39282 0190	11-18-2010	Q	I	259,000	00	Year	Code	Assessed	Year	Code	Assessed					
								2023	1010	233,100	2022	1010	202,600					
									1010	503,300		1010	424,500					
									1010	600		1010	600					
								Total		737,000	Total		627,700					
								Total			Total		552,900					
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD																		
Nbhd		Nbhd Name		B		Tracing		Batch										
0120																		
NOTES																		
BUILDING PERMIT RECORD																		
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpose/Result
196	10-12-2011	RM	Remodel	66,800	08-27-2015	100		INTER RM,DECKS,CHIMN					08-27-2015	JLF			01	Measure - No Entry
													08-08-2013	BH			01	Measure - No Entry
													04-12-2013	VGS			20	Field Review
													08-20-2012	KP	5	1	00	Measure & Listed
													11-18-2010	KP		1	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	1010	Single Family	WP	Primary	10,890	SF 24.80	1.00000	5	1.00	0120	2.096		V110	1.1000	57.18	622,700		
1	1010	Single Family		Undevelop	0.220	AC 2,000.00	1.00000	0	1.00	0120	2.096			1.0000	0.09	900		
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			623,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1472	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	01	Flat	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			236,141
Interior Floor 2			Net Other Adj		6,670
Heat Fuel	03	Gas	Replace Cost		242,811
Heat Type	05	Hot Water	Year Built		1950
AC Type	01	None	Effective Year Built		2010
Bedrooms	3		Depreciation Code		R
Full Baths	1		Remodel Rating		04
Half Baths	0		Year Remodeled		2012
Extra Fixtures	1		Depreciation %		11
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	89	
Gas Fireplaces	0		Cns Sect Rcnld		216,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1472		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
SHD1	Shed	L	80	21.00	1950	F	55	C	1.00	900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,472	1,472	1,472	155.56	228,985
WDK	Deck	0	456	46	15.69	7,156
Ttl Gross Liv / Lease Area		1,472	1,928	1,518		236,141

