

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
MCDONOUGH RYAN T  190 KEENE ST  DUXBURY MA 02332			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed						
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	186,600	186,600						
				0 Medium		RES LAND	1010	350,700	350,700						
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	21,100	21,100						
Alt Prcl ID		Cyclical		1											
Scnd Home		Exemption													
Tax Class T		W													
Tot Fin Area 1666		District													
Total Acres .92		Res Exem													
Chapter Lan															
GIS ID F_856707_2847657		Assoc Pid#													
						Total	558,400	558,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCDONOUGH RYAN T		41140 0305	03-26-2012	Q	I	298,000	00	Year	Code	Assessed	Year	Code	Assessed		
WHITLEY ALBERTA C & KIRKALDY KATH		36153 0226	07-03-2008	U	I	10	1A	2023	1010	141,200	2022	1010	135,600		
									1010	364,700		1010	300,600		
									1010	16,100		1010	16,100		
						Total		522,000	Total	452,300	Total	389,000			
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	
									10-13-2022	SJT	10		01	Measure - No Entry	
									10-07-2013	JLF			30	Quality Control	
									04-12-2013	VGS			20	Field Review	
									07-02-2012	SJD	9	1	00	Measure & Listed	
									02-05-2007	K/D		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	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			311,295
Interior Floor 2			Net Other Adj		10,500
Heat Fuel	02	Oil	Replace Cost		321,795
Heat Type	04	Forced Air-Duc	Year Built		1953
AC Type	01	None	Effective Year Built		1979
Bedrooms	4		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		42
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good	58	
Gas Fireplaces	0		Cns Sect Rcnld		186,600
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	816		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	128	21.00	1975	A	70	C	1.00	1,900
FGR1	Garage - 1 Sto	L	528	52.00	1975	A	70	C	1.00	19,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	161.46	131,751
BSM	Basement	0	816	163	32.25	26,318
FEP	Finished Enclosed Porch	0	165	99	96.88	15,985
FUS	Finished Upper Story	850	850	850	161.46	137,241
Ttl Gross Liv / Lease Area		1,666	2,647	1,928		311,295

**FUS**  
BAS  
BSM

**FEP**

**11**

**15**

**24**

**34**  
**34**

**FUS**

**1**

