

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA						
						Description	Code	Appraised	Assessed							
MCLAUGHLIN BRENDAN T			0 Water	0 Two-Way	0 Average						448,800					
MCLAUGHLIN SUZANNE E			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	448,800								
23 RUSKIN ST		SUPPLEMENTAL DATA				RES LAND	1010	770,800			770,800					
WEST ROXBUR MA 02132		Alt Prcl ID Scnd Home 500561 Tax Class T Tot Fin Area 1752 Total Acres .122 Chapter Lan		Cyclical Exemption W W District SEAWALL 1 G1 OF Res Exem												
GIS ID F_887515_2848999		Assoc Pid#				Total		1,219,600	1,219,600		VISION					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCLAUGHLIN BRENDAN T		LCC 119205	07-01-2013	U	I	700,000	1	Year	Code	Assessed	Year	Code	Assessed			
BEDFORD JAMES W & JOYCE A		LCC 57178	10-12-1976	U	I	15,000	1	2023	1010	340,500	2022	1010	311,300			
									1010	589,200		1010	500,800			
								Total		929,700	Total		812,100			
								Total			Total		683,800			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0120																
NOTES																
NEW SIDING 4/2016 FRONT & REAR DECKS REPLACED/SAME DIMENSIONS																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result	
BPO-23-152	05-15-2023	AD	Addition	20,000		0		PLAN BB-19= ADD 7X8 PORCH		08-18-2020	SJT	10		20	Field Review	
2015-225	09-28-2015	MN	Maintenance	5,000	04-28-2016	100		WOOD SIDING		04-28-2016	JLF	5		01	Measure - No Entry	
12247	03-25-1992	NC	New Construct	98,000	01-01-1994	100		REPLACE HOUSE		08-22-2014	JLF			30	Quality Control	
										04-12-2013	VGS			20	Field Review	
										09-23-1999	BSB		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	5,320 SF	42.80	1.00000	5	1.00	0120	2.096	RIGHT OF WAY THRU THIS &	W170,ES95	1.6150	144.89	770,800
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value			770,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	07	Very Good	Unfin Area	48.00	None
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		505,890
Heat Type	04	Forced Air-Duc	Replace Cost		22,080
AC Type	03	Central	Year Built		1992
Bedrooms	4		Effective Year Built		2006
Full Baths	2		Depreciation Code		G
Half Baths	0		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		15
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		448,800
FBM Quality			Dep % Ovr		
Foundation	01	Posts Piers	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	0		Misc Imp Ovr Comment		
			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	925	925	925	269.66	249,439	
DCK	Deck	0	602	60	26.88	16,180	
FOP	Open Porch	0	104	16	41.49	4,315	
FUS	Finished Upper Story	851	851	851	269.66	229,484	
UUS	Unfinished Upper Story	0	48	24	134.83	6,472	
Ttl Gross Liv / Lease Area		1,776	2,530	1,876		505,890	

