

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCGRATH GLENN R			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
16 PINE POINT RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	562,100	562,100
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	450,500	450,500
Alt Prcl ID		Cyclical 8			RESIDNTL	1010	13,900	13,900	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1730		District							
Total Acres .1		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_887026_2848656									
							Total	1,026,500	1,026,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCGRATH GLENN R	16294	0132	06-15-1998	Q	I	124,000	00	Year	Code	Assessed	Year	Code	Assessed
BERUBE DAVID G	13203	0111	11-14-1994	Q	V	90,000	00	2023	1010	429,600	2022	1010	237,700
									1010	342,900		1010	306,100
									1010	10,100		1010	10,100
								Total		782,600	Total		553,900
								Total			Total		281,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	562,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,900
Appraised Land Value (Bldg)	450,500
Special Land Value	0
Total Appraised Parcel Value	1,026,500
Valuation Method	C
Total Appraised Parcel Value	1,026,500

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
BPO-20-16	09-01-2020	NC	New Construct	264,000	05-11-2021	100	10-06-2021	Construct a SF 2 story dwelling o DEMO SINGLE FAM.		05-26-2021	SJT	5		20	Field Review
BP-19-375	11-15-2019	DM		30,000	06-10-2020	100				05-11-2021	SJT	5		06	Inspection Only
										04-06-2021	SJT	5		20	Field Review
										03-09-2021	SJT	5		05	Measure - Under Construct
										06-10-2020	SJT	5		20	Field Review
										07-16-2018	JLF		1	06	Inspection Only
										03-20-2018	JLF	10		01	Measure - No Entry

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	4,356 SF	47.22	1.00000	5	1.00	0120	2.096		V110,ES95	1.0450	103.42	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			450,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	08	Excellent	Unfin Area	0.00	None
Stories	2.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		554,690
Interior Floor 2	11	Ceramic	Replace Cost		18,900
Heat Fuel	03	Gas	Year Built		573,591
Heat Type	04	Forced Air-Duc	Effective Year Built		2020
AC Type	03	Central	Depreciation Code		2019
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		2
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		98
Extra Openings	0		Cns Sect Rcnld		562,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	01	Posts Piers	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	120	21.00	1975	P	35	C	1.00	900
GNR	GENERATOR	L	1	12400.00	2020	A	70	B	1.50	13,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	850	850	850	296.47	251,997
FOP	Open Porch	0	30	5	49.41	1,482
FUS	Finished Upper Story	880	880	880	296.47	260,891
PRS	Piers	0	850	0	0.00	0
TDK	Trex Deck	0	44	4	26.95	1,186
UAT	Unfinished Attic	0	880	132	44.47	39,134
Ttl Gross Liv / Lease Area		1,730	3,534	1,871		554,690

