

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
MCSHANE KEVIN MCSHANE GERALYN M 103 ROCKLAND ST CANTON MA 02021		0	Water	0	Two-Way	0	Average	Description		Code	Appraised	Assessed	RES LAND 1320 249,100 249,100							
		0	No Sewer	0	Paved	0	Average													
SUPPLEMENTAL DATA														VISION						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres .21 Chapter Lan GIS ID F_887265_2850544				Cyclical Exemption W W District SEAWALL 2 G1 OF Res Exem Assoc Pid#				Total		249,100	249,100									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
MCSHANE KEVIN			31922 0267		12-16-2005	U	V	970,000		1	Year		Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
											2023		1320	194,200	2022		1320	199,400	2021	
Total											194,200		Total		199,400		Total		206,100	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description			Amount		Code	Description	Number	Amount		Comm Int		APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 249,100 Special Land Value 0 Total Appraised Parcel Value 249,100 Valuation Method C Total Appraised Parcel Value 249,100						
Total			0.00																	
ASSESSING NEIGHBORHOOD																				
Nbhd		Nbhd Name			B		Tracing			Batch										
0120																				
NOTES																				
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				
											01-01-2018	AO	3		99	Vacant Land				
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	1320	Vacant Land - Un		RC	Residual	0.210 AC	100,000.00	2.17633	0	1.00	0120	2.096	PCL IN COMMON OWNERSHI		W260	2.6000	27.23	249,100		
Total Card Land Units						0.21	AC	Parcel Total Land Area				0.21	Total Land Value				249,100			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description	No Sketch					
Style	99	Vacant Land	Bsmt Area								
Model	00	Vacant	Bsmt Type								
Grade			Unfin Area								
Stories											
Occupancy			CONDO DATA								
Exterior Wall 1			Parcel Id		C	Owne					
Exterior Wall 2					B	S					
Roof Structure			Adjust Type	Code	Description	Factor%					
Roof Cover			Condo Flr								
Interior Wall 1			Condo Unit								
Interior Wall 2			COST / MARKET VALUATION								
Interior Floor 1			Net Other Adj		0						
Interior Floor 2			Replace Cost								
Heat Fuel			Year Built								
Heat Type			Effective Year Built		0						
AC Type			Depreciation Code								
Bedrooms			Remodel Rating								
Full Baths			Year Remodeled								
Half Baths			Depreciation %								
Extra Fixtures			Functional Obsol								
Total Rooms			External Obsol								
Bath Style			Trend Factor		1.000						
Kitchen Style			Condition								
Extra Kitchens			Condition %								
Fireplaces			Percent Good								
Extra Openings			Cns Sect Rcnld								
Gas Fireplaces			Dep % Ovr								
Sq Ft Fin Bsmt			Dep Ovr Comment								
FBM Quality			Misc Imp Ovr								
Foundation			Misc Imp Ovr Comment								
Bsmt Garage			Cost to Cure Ovr								
Bsmt Area			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					
Ttl Gross Liv / Lease Area		0	0	0		0					