

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
MCGUINNESS KATHERINE M TT KATHERINE M MCGUINNESS REV T 10 LONGWOOD DRIVE UNIT 353  WESTWOOD MA 02090		0	Water	0	Two-Way	0	Average	Description		Code	Appraised	Assessed	376,300 376,300 1,391,000 1,391,000										
		0	No Sewer	0	Paved	0	Average	RESIDENTL		1010	376,300	376,300											
					0	Light		RES LAND		1010	1,391,000	1,391,000											
SUPPLEMENTAL DATA																							
Alt Prcl ID				Cyclical				8															
Scnd Home 500454				Exemption				W															
Tax Class T				District				W															
Tot Fin Area 1640				Res Exem																			
Total Acres .12				Chapter Lan																			
GIS ID F_887007_2851523				Assoc Pid#																			
										Total		1,767,300		1,767,300									
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
MCGUINNESS KATHERINE M TT			35230 0321		10-29-2007		U		I		1		1F		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	1010	285,700	2022	1010	261,200	2021	1010	238,800		
														1010	1,095,500		1010	932,000		1010	809,900		
										Total		1,381,200		Total		1,193,200		Total		1,048,700			
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						
308	09-25-2007	NC	New Construct	147,600		100		S FAM 18X36&11X14'				04-12-2013	VGS			20	Field Review						
307	09-25-2007	DM	Demolish	11,000		100		EXIST DWELLING				05-21-2008	KP		6	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	5,227	SF	43.41	1.00000	5	0.90	0120	2.096	FACTOR DUE TO LOT IS ONL	W325	3.2500	266.12	1,391,000						
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value				1,391,000						

**VISION**

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	666	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	666				

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	820	820	820	225.72	185,090	
BSM	Basement	0	666	133	45.08	30,021	
FUS	Finished Upper Story	820	820	820	225.72	185,090	
Ttl Gross Liv / Lease Area		1,640	2,306	1,773		400,201	

	<p>FUS BAS BSM</p> <p>37</p> <p>18</p> <p>FUS BAS</p> <p>11</p> <p>14</p>
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56 PLYMOUTH AVE

