

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
MCSHANE KEVIN		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		
MCSHANE GERALYN M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	318,300	318,300		
103 ROCKLAND ST				0	Light			RES LAND	1010	651,900	651,900		
SUPPLEMENTAL DATA													
Alt Prcl ID				Cyclical		8		RESIDNTL	1010	13,100	13,100		
Scnd Home				Exemption									
Tax Class T				W									
Tot Fin Area 1488				District		SEAWALL 2							
Total Acres .25				Res Exem									
Chapter Lan				Assoc Pid#									
CANTON	MA	02021											
										Total		983,300	983,300

905
 DUXBURY, MA
VISION

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	I	970,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	241,700	2022	1010	221,000	2021	1010	199,900
									1010	549,100		1010	461,200		1010	401,300
									1010	10,100		1010	10,100		1010	10,100
								Total		800,900	Total		692,300	Total		611,300

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								APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch											
0120															

NOTES												APPRAISED VALUE SUMMARY				
												Appraised Bldg. Value (Card)				318,300
												Appraised Xf (B) Value (Bldg)				0
												Appraised Ob (B) Value (Bldg)				13,100
												Appraised Land Value (Bldg)				651,900
												Special Land Value				0
												Total Appraised Parcel Value				983,300
												Valuation Method				C
												Total Appraised Parcel Value				983,300

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
98	04-09-2008	MN	Maintenance	20,000		100		RESIDE GAR & WINDOWS		11-02-2015	JLF	10		01	Measure - No Entry
144	11-30-2007	MN	Maintenance	18,000		100		STRIP REROOF		04-12-2013	VGS			20	Field Review
2017-67	03-13-2007	RM	Remodel	60,000	11-02-2015	100		REMODEL EXISTING KITCHEN		09-28-2005	KP		1	00	Measure & Listed
286	06-18-2004	AD	Addition	2,500	09-28-2005	100		5 X 10 ENTRY ON DECK							

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	7,840	SF	31.72	1.00000	5	1.00	0120	2.096			V125	1.2500	83.10	651,500
1	1010	Single Family	RC	Undevelop	0.070	AC	2,000.00	1.00000	0	1.00	0120	2.096			V125	1.2500	0.13	400
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value					651,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	780	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			428,239
Interior Floor 2			Net Other Adj		20,010
Heat Fuel	03	Gas	Replace Cost		448,248
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		318,300
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	780		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
FGR1	Garage - 1 Sto	L	360	52.00	1985	A	70	C	1.00	13,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	236.86	159,168
BSM	Basement	0	780	156	47.37	36,950
FEP	Finished Enclosed Porch	0	199	119	141.64	28,186
FOP	Open Porch	0	300	45	35.53	10,659
FUS	Finished Upper Story	816	816	816	236.86	193,276
Ttl Gross Liv / Lease Area		1,488	2,767	1,808		428,239

