

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCWILLIAMS JEFFERY E			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
MCWILLIAMS LORI E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	293,000	293,000
914 FRANKLIN ST				0 Medium		RES LAND	1010	355,600	355,600
			SUPPLEMENTAL DATA			RESIDNTL	1010	1,200	1,200
DUXBURY MA 02332			Alt Prcl ID	Cyclical	1				
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 1078	District					
			Total Acres 1.078	Res Exem					
			Chapter Lan						
			GIS ID F_859757_2846282	Assoc Pid#					
							Total	649,800	649,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCWILLIAMS JEFFERY E		42178 0279	11-01-2012	Q	I	407,500	00	Year	Code	Assessed	Year	Code	Assessed
BERNARD GLENN M & ROBIN A		15847 0173	01-30-1998	Q	I	189,000	00	2023	1010	293,100	2022	1010	241,700
									1010	369,800		1010	304,800
									1010	5,000		1010	5,000
							Total	667,900	Total	551,500	Total	471,800	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	293,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	355,600
Special Land Value	0
Total Appraised Parcel Value	649,800
Valuation Method	C
Total Appraised Parcel Value	649,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
87	04-11-2007	AD	Addition	8,000		100		43' 1 STORY VOID			10-27-2022	SJT	10		01	Measure - No Entry
235	06-04-2004	AD	Addition	12,000		100		DM DECK & BUILD 2 DE			04-12-2013	VGS			20	Field Review
6	01-07-2002	RM	Remodel	10,000	03-17-2004	100		REFRB LOWER LEVEL			09-14-2007	KP		1	00	Measure & Listed
14763	12-11-1997	AD	Addition		05-05-1998	100		INSTAL WDBURN STOVE								

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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000				1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.160 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	5,600
Total Card Land Units					1.08 AC	Parcel Total Land Area					1.08	Total Land Value					355,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			318,132
Interior Floor 2			Net Other Adj		43,645
Heat Fuel	02	Oil	Replace Cost		361,777
Heat Type	05	Hot Water	Year Built		1974
AC Type	01	None	Effective Year Built		2002
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		19
Total Rooms	5		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	1		Percent Good		81
Gas Fireplaces	0		Cns Sect Rcnd		293,000
Sq Ft Fin Bsmt	616		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1008		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
SHD1	Shed	L	80	21.00	1997	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	235.83	254,694
BSM	Basement	0	1,008	202	47.26	47,637
DCK	Deck	0	486	49	23.78	11,556
PTO	Patio	0	357	18	11.89	4,245
Ttl Gross Liv / Lease Area		1,080	2,931	1,349		318,132

