

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCILROY SEAMAS P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MCILROY KATHLEEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	238,600	238,600
772 CONGRESS ST		SUPPLEMENTAL DATA			RES LAND	1010	344,700	344,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1870 Total Acres .86 Chapter Lan GIS ID F_858380_2848672			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400
						Total		584,700	584,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCILROY SEAMAS P		48190 0274	03-10-2017	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed
HANNAN JOSEPH L & HANNAN THERES		3780 0715	05-26-1972	Q	I	34,500	00	2023	1010	189,200	2022	1010	176,500
									1010	358,700		1010	297,000
									1010	900		1010	900
						Total		548,800	Total	474,400	Total	418,200	

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	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	238,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	344,700
Special Land Value	0
Total Appraised Parcel Value	584,700
Valuation Method	C
Total Appraised Parcel Value	584,700

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
									12-11-2017	SJD	9	8	06	Inspection Only
									11-14-2017	SJD	9	8	01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-02-2007	BSB		1	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	37,461 SF	9.20	1.00000	5	1.00	0050	1.000		1.0000	9.20	344,700
Total Card Land Units					0.86 AC	Parcel Total Land Area					0.86	Total Land Value			344,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	00	Gambrel	Bsmt Area	816			
Model	01	Residential	Bsmt Type	04			
Grade	03	Average	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	07	Gambrel					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	01	None					
Bedrooms	3						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	6						
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	816						

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	96	21.00	1986	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,136	1,136	1,136	157.30	178,693
BSM	Basement	0	816	163	31.42	25,640
FNS	Finished 90% Story	734	816	734	141.49	115,458
FOP	Open Porch	0	96	14	22.94	2,202
PTO	Patio	0	464	23	7.80	3,618
Ttl Gross Liv / Lease Area		1,870	3,328	2,070		325,611

