

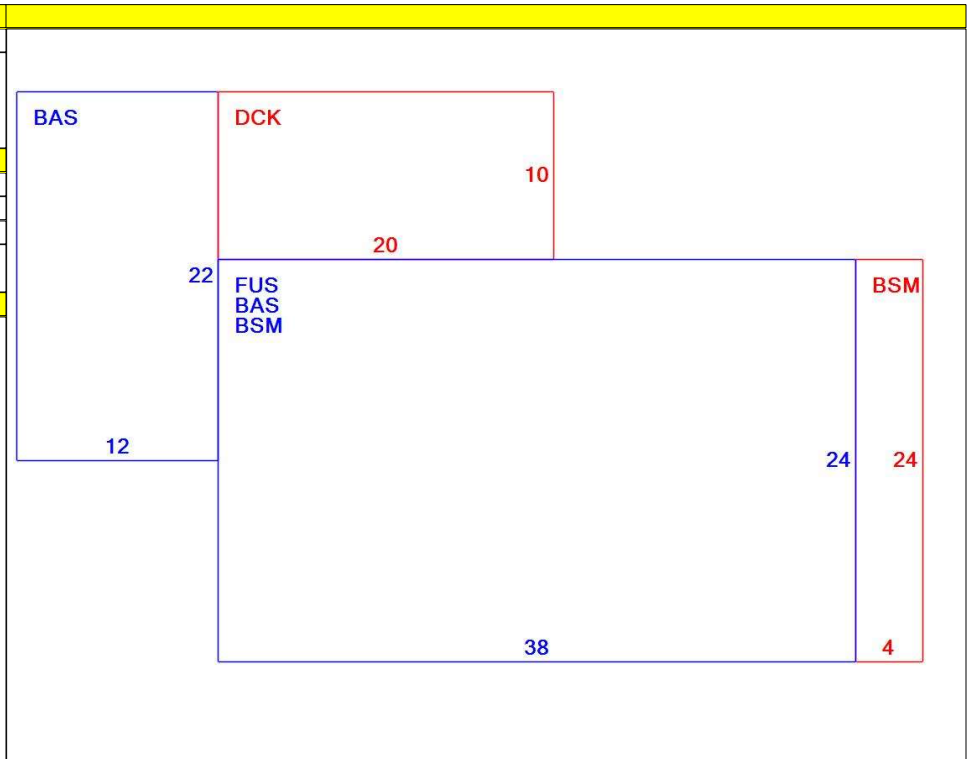
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT								
MCMAHON GERARD MCMAHON JANET 30 ASHDOD LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	381,000	381,000							
		0		0	Light	0		RES LAND	1010	445,600	445,600							
SUPPLEMENTAL DATA												RESIDNTL	1010	1,300	1,300			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2088 Total Acres .7 Chapter Lan GIS ID F_858693_2851126				Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total		827,900		827,900						
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)							
MCMAHON GERARD			5339	0099	04-27-1983	Q	I	89,900		00	Year	Code	Assessed	Year	Code	Assessed		
											2023	1010	288,200	2022	1010	273,100		
												1010	478,700		1010	305,000		
												1010	800		1010	800		
											Total		767,700		Total 578,900		Total 536,900	
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						APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card) 381,000								
										Appraised Xf (B) Value (Bldg) 0								
										Appraised Ob (B) Value (Bldg) 1,300								
										Appraised Land Value (Bldg) 445,600								
										Special Land Value 0								
										Total Appraised Parcel Value 827,900								
										Valuation Method C								
										Total Appraised Parcel Value 827,900								
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			
										10-22-2018	JLF	10	1	00	Measure & Listed			
										04-12-2013	VGS			20	Field Review			
										04-09-2007	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	PD	Primary	30,499 SF	10.90	1.00000	5	1.00	0060	1.341				1.0000		14.61	445,600
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value					445,600

VISION

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			
Interior Floor 2			Net Other Adj		466,516
Heat Fuel	02	Oil	Replace Cost		15,730
Heat Type	05	Hot Water	Year Built		482,246
AC Type	01	None	Effective Year Built		1983
Bedrooms	3		Depreciation Code		2000
Full Baths	1		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
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		79
Gas Fireplaces	0		Cns Sect Rcnld		381,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		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
PTO	Patio	L	120	15.00	1985	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	201.96	237,499
BSM	Basement	0	1,008	202	40.47	40,795
DCK	Deck	0	200	20	20.20	4,039
FUS	Finished Upper Story	912	912	912	201.96	184,183
Ttl Gross Liv / Lease Area		2,088	3,296	2,310		466,516

