

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MCSHEFFREY KEVIN L (L/E)			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MCSHEFFREY SHEILA G (L/E)			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	304,600	304,600
26 VALLEY ST				0 Medium		RES LAND	1010	356,700	356,700
			<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	1,400	1,400
DUXBURY MA 02332			Alt Prcl ID	Cyclical	1				
			Scnd Home	Exemption	22				
			Tax Class	W					
			Tot Fin Area	District					
			Total Acres	Res Exem					
			Chapter Lan						
			GIS ID	F_856878_2842839	Assoc Pid#				
							Total	662,700	662,700

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MCSHEFFREY KEVIN L (L/E)		51408 87	07-24-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MCSHEFFREY KEVIN L		24801 0271	04-14-2003	U	I	1	1F	2023	1010	230,400	2022	1010	210,400
									1010	370,900		1010	305,700
									1010	900		1010	900
								Total		602,200	Total		517,000
								Total			Total		445,600

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	22	22 VETERAN	400.00				
			Total				
			400.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

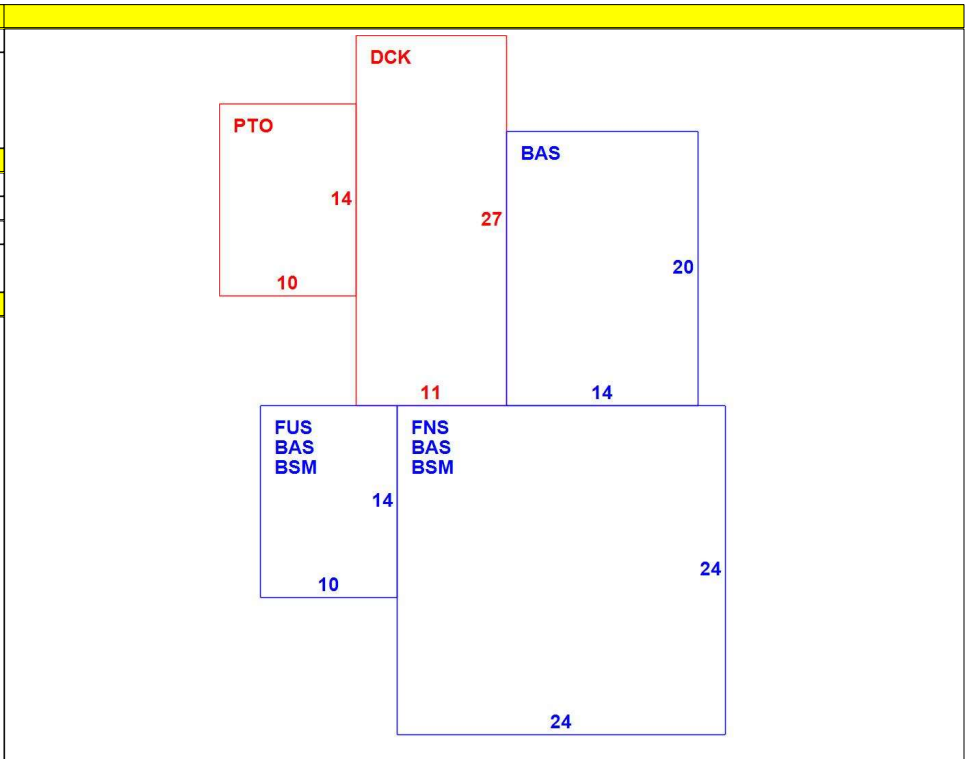
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	304,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	356,700
Special Land Value	0
Total Appraised Parcel Value	662,700
Valuation Method	C
Total Appraised Parcel Value	662,700

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
										11-01-2022	SJT	10		13	Property Questionnaire
										04-12-2013	VGS			20	Field Review
										09-19-2007	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	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	0.190 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0152	0.81	6,700
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value		356,700

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	03	Colonial			Bsmt Area	716			
Model	01	Residential			Bsmt Type	04			
Grade	05	Ave/Good			Unfin Area	0.00	Full		
Stories	1.85				<b>CONDO DATA</b>				
Occupancy	1				Parcel Id		C		Owne
Exterior Wall 1	14	Wood Shingle						B	S
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			<b>COST / MARKET VALUATION</b>				
Interior Wall 2									
Interior Floor 1	12	Hardwood							
Interior Floor 2					Net Other Adj		403,549		
Heat Fuel	02	Oil			Replace Cost		417,200		
Heat Type	04	Forced Air-Duc			Year Built		1976		
AC Type	03	Central			Effective Year Built		1994		
Bedrooms	3				Depreciation Code		A		
Full Baths	1				Remodel Rating				
Half Baths	1				Year Remodeled				
Extra Fixtures	0				Depreciation %		27		
Total Rooms	6				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		73		
Gas Fireplaces	0				Cns Sect Rcnld		304,600		
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	716				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	96	21.00	1985	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	996	996	996	220.04	219,158
BSM	Basement	0	716	143	43.95	31,465
DCK	Deck	0	297	30	22.23	6,601
FNS	Finished 90% Story	518	576	518	197.88	113,980
FUS	Finished Upper Story	140	140	140	220.04	30,805
PTO	Patio	0	140	7	11.00	1,540
Ttl Gross Liv / Lease Area		1,654	2,865	1,834		403,549

