

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SEGER KEITH B			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SEGER GAIL A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	162,200	162,200	
298 AUTUMN AVE		SUPPLEMENTAL DATA			RES LAND	1010	333,200	333,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 960 Total Acres .92 Chapter Lan GIS ID F_860403_2837745			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,900	1,900	
						Total		497,300	497,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SEGER KEITH B		6587 0331	02-18-1986	Q	I	124,500	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	156,900	2022	1010	128,400
									1010	346,500		1010	285,600
									1010	500		1010	500
								Total		503,900	Total		414,500
								Total			Total		350,900

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)	162,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,900
Appraised Land Value (Bldg)	333,200
Special Land Value	0
Total Appraised Parcel Value	497,300
Valuation Method	C
Total Appraised Parcel Value	497,300

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
									02-07-2018	JLF	3		30	Quality Control
									04-12-2013	VGS			20	Field Review
									10-30-2007	KP		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000	EASEMENT & PUBLIC ACCES	ES95	0.9500	8.75	333,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			333,200

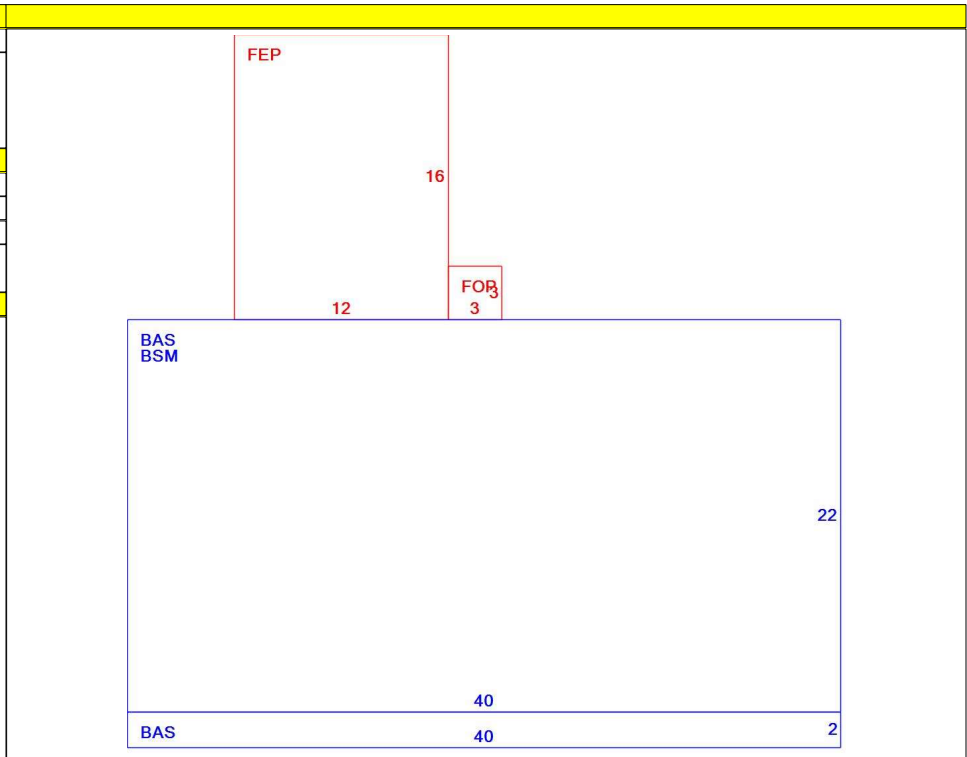
CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	08	Raised Ranch		Bsmt Area	880		
Model	01	Residential		Bsmt Type	03		
Grade	03	Average		Unfin Area	0.00	Partial	
Stories	1						
Occupancy	1			CONDO DATA			
Exterior Wall 1	14	Wood Shingle		Parcel Id		C	Ownr
Exterior Wall 2						B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood		Net Other Adj		208,382	
Interior Floor 2				Replace Cost		228,483	
Heat Fuel	03	Gas		Year Built		1970	
Heat Type	04	Forced Air-Duc		Effective Year Built		1992	
AC Type	01	None		Depreciation Code		A	
Bedrooms	3			Remodel Rating			
Full Baths	1			Year Remodeled			
Half Baths	0			Depreciation %		29	
Extra Fixtures	0			Functional Obsol			
Total Rooms	5			External Obsol			
Bath Style	02	Average		Trend Factor		1.000	
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	1			Percent Good		71	
Extra Openings	0			Cns Sect Rcnld		162,200	
Gas Fireplaces	0			Dep % Ovr			
Sq Ft Fin Bsmt	484			Dep Ovr Comment			
FBM Quality	02	Low Quality		Misc Imp Ovr			
Foundation	06	Poured Conc		Misc Imp Ovr Comment			
Bsmt Garage	0			Cost to Cure Ovr			
Bsmt Area	880			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
SPL4	Above Ground	L	346	8.00	1993	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	166.44	159,782
BSM	Basement	0	880	176	33.29	29,293
FEP	Finished Enclosed Porch	0	192	115	99.69	19,141
FOP	Open Porch	0	9	1	18.49	166
Ttl Gross Liv / Lease Area		960	2,041	1,252		208,382



298 AUTUMN AVE

