

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WALTERS HENNY M TRUSTEE HENNY M WALTERS REVOCABLE TR 48 HALLS BROOK WAY  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	342,100	342,100
		SUPPLEMENTAL DATA		Cyclical Exemption W		2	Medium	RES LAND	1010	470,200	470,200
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1877 Total Acres .92 Chapter Lan GIS ID F_858846_2836154		Cyclical Exemption W District Res Exem		2	RESIDNTL		1010	1,100	1,100	905 DUXBURY, MA	
						Total		813,400	813,400	<b>VISION</b>	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WALTERS HENNY M TRUSTEE		52451 54	03-10-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WALTERS HENNY M		29705 0258	12-21-2004	U	I	1	1F	2023	1010	258,800	2022	1010	236,300	2021	1010	213,300
									1010	504,700		1010	320,700		1010	309,300
									1010	700		1010	700		1010	700
								Total		764,200	Total		557,700	Total		523,300

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor							
Total			0.00								Appraised Bldg. Value (Card)	342,100				
											Appraised Xf (B) Value (Bldg)	0				
											Appraised Ob (B) Value (Bldg)	1,100				
											Appraised Land Value (Bldg)	470,200				
											Special Land Value	0				
											Total Appraised Parcel Value	813,400				
											Valuation Method	C				
											Total Appraised Parcel Value	813,400				

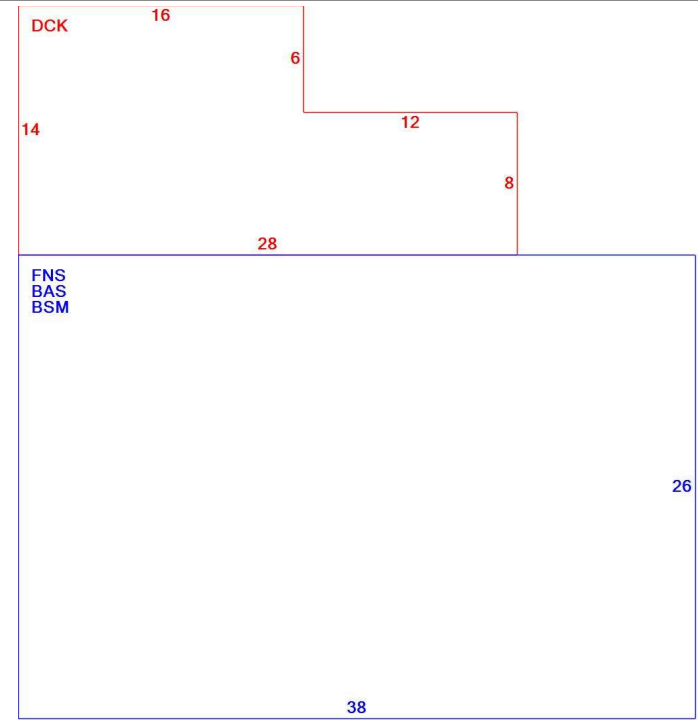
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
120000075	03-24-2000	MN	Maintenance	5,600		100		REROOF		09-18-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										08-08-2007	BSB			01	Measure - No Entry

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	0060	1.341			1.0000	11.73	470,200	
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value					470,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	988			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	1.9						
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	05	Hot Water					
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	1						
Bsmt Area	988						

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
	435,380
Net Other Adj	14,690
Replace Cost	450,070
Year Built	1970
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnld	342,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	72	21.00	1985	A	70	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	206.64	204,155
BSM	Basement	0	988	198	41.41	40,914
DCK	Deck	0	320	32	20.66	6,612
FNS	Finished 90% Story	889	988	889	185.93	183,699
Ttl Gross Liv / Lease Area		1,877	3,284	2,107		435,380



48 HALLS BROOK WAY

