

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ARANA ALEXANDER XAVIER			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GILBERTSON KELLY ANN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	361,200	361,200	
40 SARAHS CIR		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	471,400	471,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1712 Total Acres .960 Chapter Lan GIS ID F_858389_2836284			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	27,500	27,500	
							Total	860,100	860,100	VISION

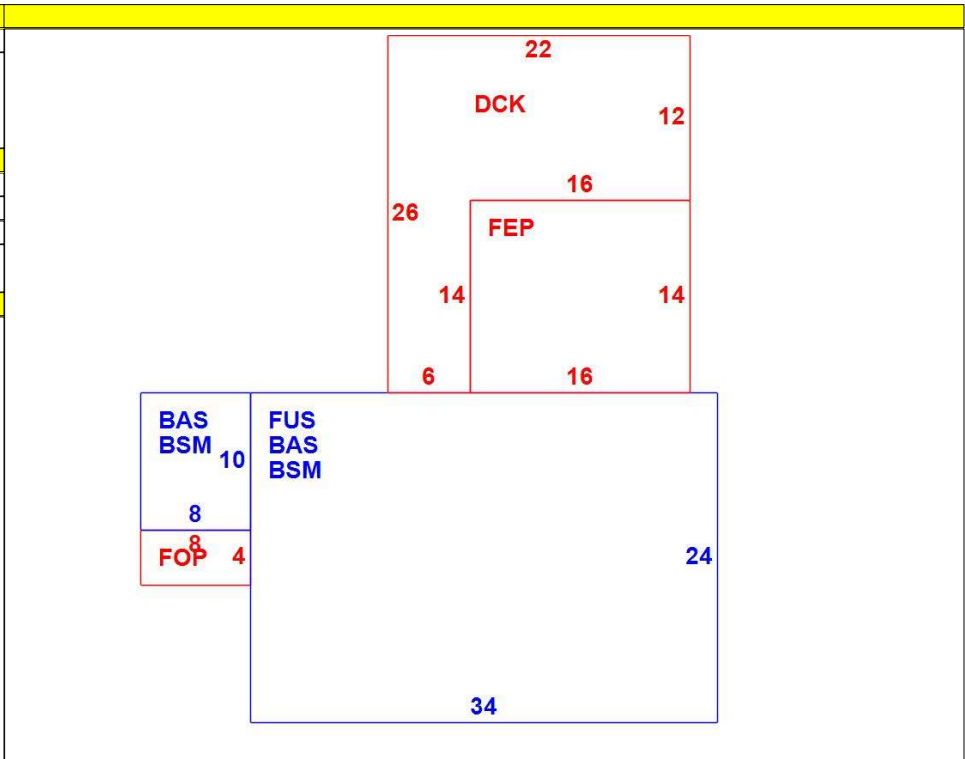
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ARANA ALEXANDER XAVIER		48439 0030	05-18-2017	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed
HALL BARBARA M & JAMES E TT		41694 0108	07-24-2012	U	I	1	1A	2023	1010	289,900	2022	1010	268,900
HALL JAMES E		16563 0281	09-01-1998	Q	I	250,000	00		1010	505,900		1010	321,500
									1010	20,100		1010	20,100
							Total	815,900	Total	610,500	Total	586,200	

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			
								APPRAISED VALUE SUMMARY				
		Total	0.00					Appraised Bldg. Value (Card) 361,200				
		ASSESSING NEIGHBORHOOD				Appraised Xf (B) Value (Bldg) 0						
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Ob (B) Value (Bldg) 27,500				
0060					Appraised Land Value (Bldg) 471,400							
NOTES				Special Land Value 0				Total Appraised Parcel Value 860,100				
				Valuation Method C				Total Appraised Parcel Value 860,100				

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
BPO-22-52	02-10-2022	MN	Maintenance	4,000		100		Weatherization/air sealing	03-03-2022	SJT	5		07	Measure - Info @ Door
BPO-21-287	07-13-2021	AD	Addition	13,200	03-03-2022	100		12X22 DECK	09-18-2018	SJD			20	Field Review
									11-17-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									08-08-2007	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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	0.043 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	2,000
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			471,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	896	
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					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			422,460
Interior Floor 2			Net Other Adj		34,775
Heat Fuel	02	Oil	Replace Cost		457,235
Heat Type	05	Hot Water	Year Built		1978
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
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		361,200
Sq Ft Fin Bsmt	650		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	896		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
FGR2	Garage - 1 St	L	624	63.00	1986	A	70	C	1.00	27,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	896	896	896	204.58	183,305
BSM	Basement	0	896	179	40.87	36,620
DCK	Deck	0	348	35	20.58	7,160
FEP	Finished Enclosed Porch	0	224	134	122.38	27,414
FOP	Open Porch	0	32	5	31.97	1,023
FUS	Finished Upper Story	816	816	816	204.58	166,938
Ttl Gross Liv / Lease Area		1,712	3,212	2,065		422,460

