

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRAYTON JOSEPH			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
HANLEY LAUREN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	312,600	312,600
26 LAUREL STREET		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	350,500	350,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2109 Total Acres .932 Chapter Lan GIS ID F_864194_2855479			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	63,100	63,100
						Total		726,200	726,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRAYTON JOSEPH		53669 311	10-22-2020	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed
BORKOWSKI T &		9402 0095	10-13-1989	Q	I	256,000	00	2023	1010	298,300	2022	1010	254,900
									1010	364,500		1010	300,400
									1010	57,100		1010	57,100
								Total		719,900	Total		612,400
								Total			Total		531,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

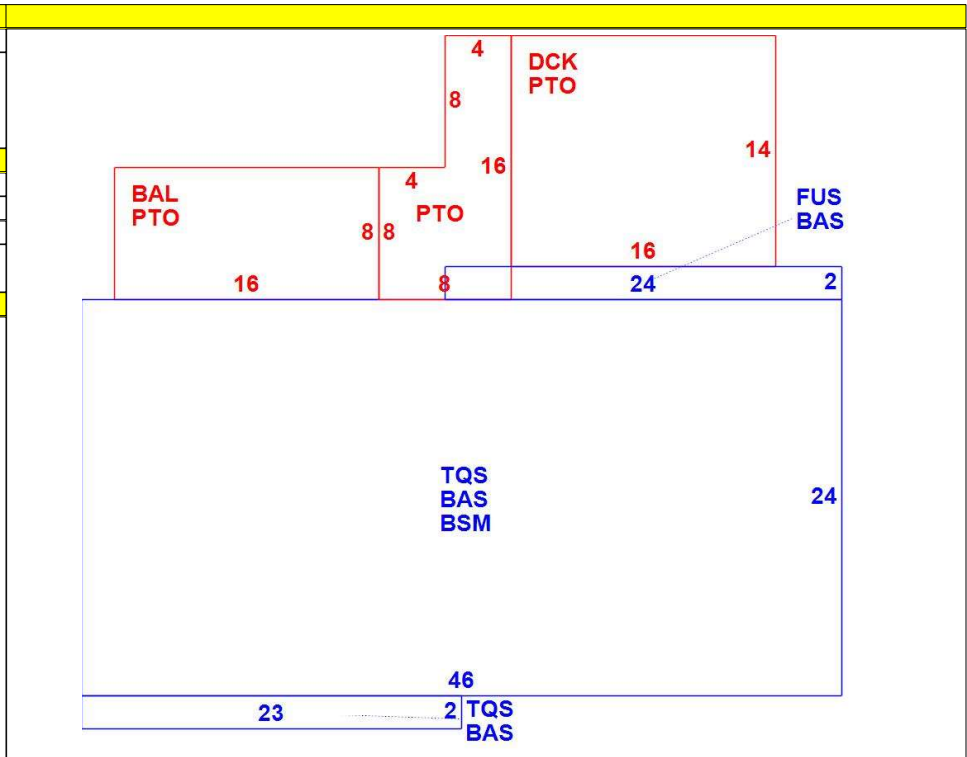
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-20-381	01-04-2021	RM	Remodel	44,000		100	01-28-2021	Remove a 23ft section of bearing	04-07-2021	SJD	9		01	Measure - No Entry
QP-19-250	10-08-2019	MN	Miscellaneous	1,322		100	12-10-2019	1 DOOR	08-13-2018	JLF	5		01	Measure - No Entry
QP-19-221	09-10-2019	MS	Miscellaneous	7,000		100		15 WINDOWS	04-12-2013	VGS			20	Field Review
2017-221	07-11-2017	RM	Remodel	24,000	08-13-2018	100		REMODEL BATHROOM, CONV	07-25-2007	BSB		1	07	Measure - Info @ Door
2013-0093	05-08-2013	MS	Miscellaneous	3,383		100		INSTALL A 18X52 ABOVE GRD						
15229	12-01-1998	MS	Miscellaneous			100		WOOD BURNING STOVE						
12257	03-27-1998	NC	New Construct	27,000	06-10-1998	100		DETACH GAR 30X30 2ST						

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	0.014 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.83	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	09	Raised Cape	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
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	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	600				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1104				

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

COST / MARKET VALUATION	
Net Other Adj	402,658
Replace Cost	37,570
Year Built	440,228
Effective Year Built	1972
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	312,600
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
FGR7	Garage - Fin U	L	900	98.00	1997	A	70	C	1.00	61,700
SPL4	Above Ground	L	254	8.00	2013	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	128	13	17.13	2,193
BAS	First Floor	1,198	1,198	1,198	168.69	202,088
BSM	Basement	0	1,104	221	33.77	37,280
DCK	Deck	0	224	22	16.57	3,711
FUS	Finished Upper Story	48	48	48	168.69	8,097
PTO	Patio	0	448	22	8.28	3,711
TQS	Three Quarter Story	863	1,150	863	126.59	145,578
Ttl Gross Liv / Lease Area		2,109	4,300	2,387		402,658

