

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NEWMAN ROBERT T			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
NEWMAN JULIA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	307,000	307,000	
90 DUXBOROUGH TRL		SUPPLEMENTAL DATA			RES LAND	1010	356,600	356,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1748 Total Acres 1.098 Chapter Lan GIS ID F_862970_2855872			Cyclical Exemption W District Res Exem	RESIDNTL	1010	1,400	1,400	
						Total		665,000	665,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
NEWMAN ROBERT T		37427 0180	06-30-2009	Q	I	380,000	00	Year	Code	Assessed	Year	Code	Assessed	
PANG DOMINIC LOOI-YIN		32843 0001	06-12-2006	U	I	100	1A	2023	1010	234,400	2022	1010	214,800	
PANG PATRICK		28123 0121	05-04-2004	Q	I	478,500	00		1010	370,600		1010	305,400	
POWELL JOHN K		17398 0126	04-29-1999	Q	I	262,500	00		1010	900		1010	900	
						Total		605,900	Total		521,100	Total		510,100

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

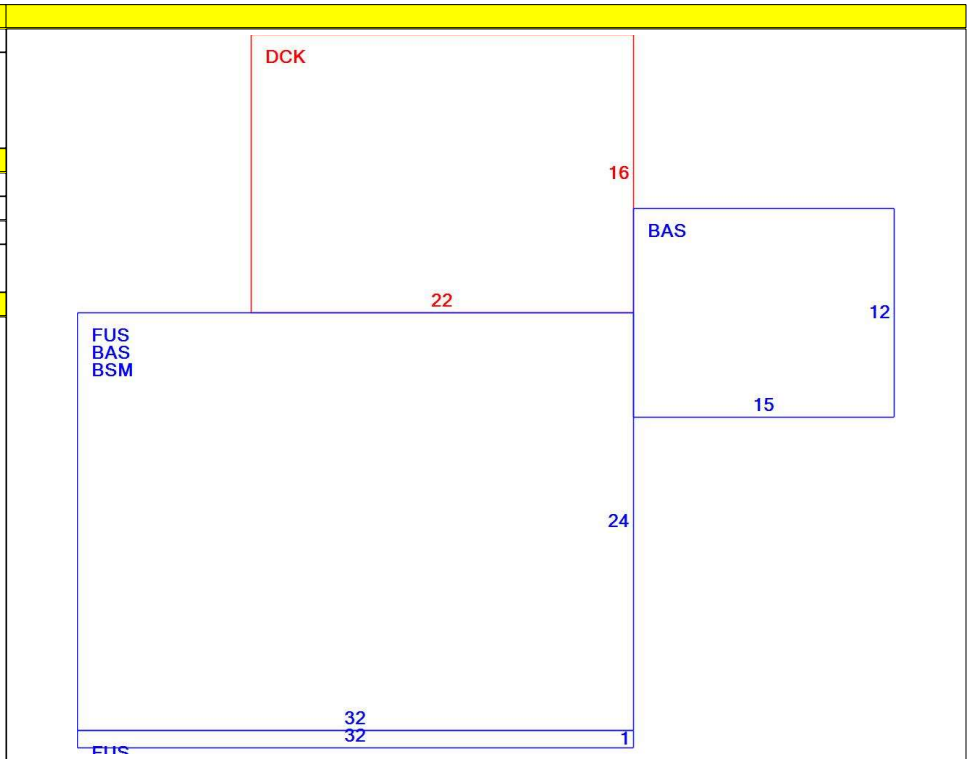
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			307,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,400
Appraised Land Value (Bldg)			356,600
Special Land Value			0
Total Appraised Parcel Value			665,000
Valuation Method			C
Total Appraised Parcel Value			665,000

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
QPO-20-10 12 14675	09-21-2020 05-09-2002 09-19-1997	MN NC AD	Maintenance New Construct Addition	10,271 5,000	10-04-2003 05-12-1998	100 100 100		Replace 16 Windows 8X12 SHED/DEM OLD SH 16X22 DECK	09-18-2018 04-12-2013 10-04-2009	SJD VGS KP		1	20 20 00	Field Review Field Review 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	0.188 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	6,600	
Total Card Land Units					1.11 AC	Parcel Total Land Area					1.11	Total Land Value				356,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
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	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			406,245
Interior Floor 2			Net Other Adj		26,163
Heat Fuel	03	Gas	Replace Cost		432,408
Heat Type	05	Hot Water	Year Built		1971
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnld		307,000
Sq Ft Fin Bsmt	385		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	768		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	2002	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	948	948	948	209.73	198,823
BSM	Basement	0	768	154	42.06	32,298
DCK	Deck	0	352	35	20.85	7,341
FUS	Finished Upper Story	800	800	800	209.73	167,783
Ttl Gross Liv / Lease Area		1,748	2,868	1,937		406,245



90 DUXBOROUGH TRL

