

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARLOW BROOK LLC			0 Water	0 Feeder	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
135 MAIN ST SUITE 5			0 Septic	0 Paved	0 Very Good	RESIDNTL	1090	697,200	697,200	
MEDWAY MA 02053		SUPPLEMENTAL DATA			0 Light	RES LAND	1090	439,900	439,900	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4299 Total Acres 13.500 Chapter Lan GIS ID F_863925_2854115		Cyclical 3 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1090	9,300	9,300		
							Total	1,146,400	1,146,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HARLOW BROOK LLC	52364	377	02-19-2020	U	I	639,000	1T	Year	Code	Assessed	Year	Code	Assessed		
GREAT CAMANOE LLC	50993	217	04-11-2019	U	I	615,750	1T	2023	1090	522,800	2022	1090	437,700		
DINIUS RUSSELL J	14358	0225	05-14-1996	Q	I	325,000	00		1090	457,500		1090	361,800		
									1090	7,200		1090	7,200		
								Total		987,500	Total		806,700	Total	750,000

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				

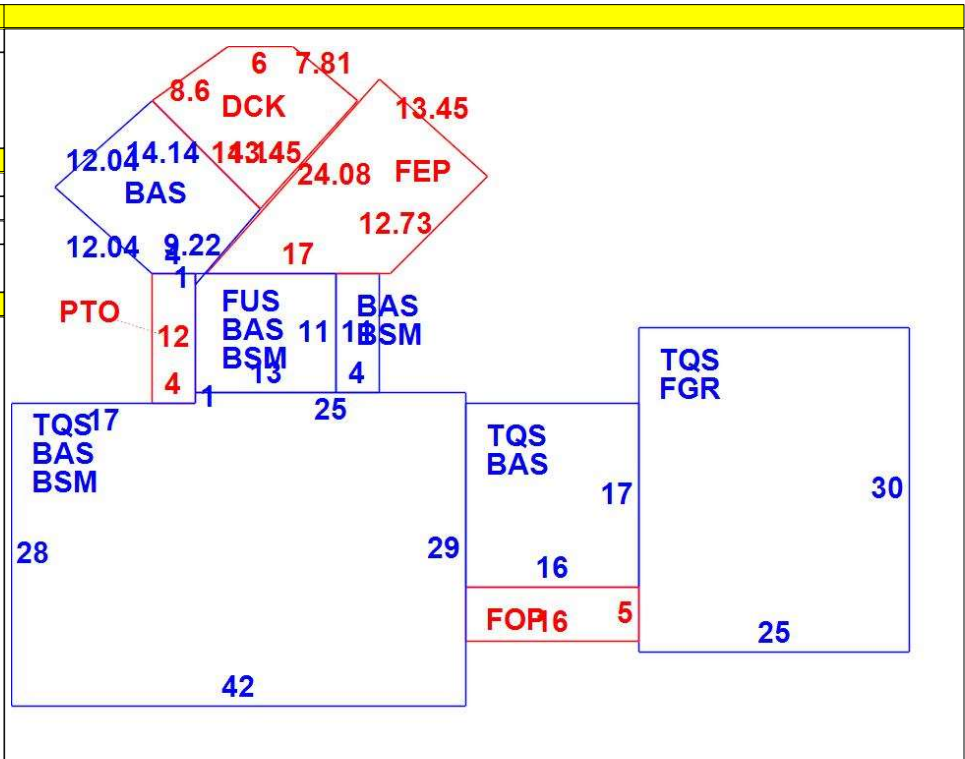
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		697,200	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		9,300	
Appraised Land Value (Bldg)		439,900	
Special Land Value		0	
Total Appraised Parcel Value		1,146,400	
Valuation Method		C	
Total Appraised Parcel Value		1,146,400	

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
QP-20-33	03-23-2020	MN	Maintenance	15,000	06-23-2020	100	04-21-2020	Strip & re-roof	06-23-2020	SJT	5		20	Field Review
BP-19-266	08-19-2019	DM		5,000				DEMOLISH EXISTING DWELLI	04-12-2013	VGS			20	Field Review
13079	01-26-1994	AD	Addition	12,000	09-12-1995	100		10X24 DORMER	06-14-2011	kp		1	00	Measure & Listed
12974	10-13-1993	RM	Remodel	6,000	01-01-1994	100		SEP 16X16 GAR BLDG						
12510	08-20-1992	NC	New Construct	28,500	01-01-1993	100		ENC SW PL 12X12+DECK						

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	1090	Multi Houses	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1090	Multi Houses	RC	Residual	9.722	AC 35,000.00	0.24751	5	1.00	0050	1.000		1.0000	0.20	84,200
1	1090	Multi Houses	RC	Undevelop	2.860	AC 2,000.00	1.00000	0	1.00	0050	1.000	ESMNT + POND	1.0000	0.05	5,700
Total Card Land Units					13.50	AC	Parcel Total Land Area			13.50	Total Land Value			439,900	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1388	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			867,988
Interior Floor 2			Net Other Adj		49,445
Heat Fuel	02	Oil	Replace Cost		917,431
Heat Type	05	Hot Water	Year Built		1987
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	9		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	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		697,200
Sq Ft Fin Bsmt	504		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	1388		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
FGR1	Garage - 1 Sto	L	256	52.00	1990	A	70	C	1.00	9,300

BUILDING SUB-AREA SUMMARY SECTION

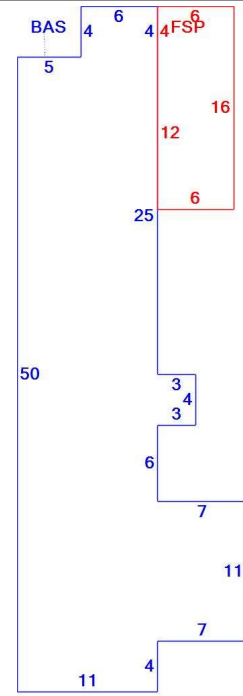
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,827	1,827	1,827	197.81	361,397
BSM	Basement	0	1,388	278	39.62	54,991
DCK	Deck	0	158	16	20.03	3,165
FEP	Finished Enclosed Porch	0	239	143	118.35	28,287
FGR	Garage	0	750	300	79.12	59,343
FOP	Open Porch	0	80	12	29.67	2,374
FUS	Finished Upper Story	143	143	143	197.81	28,287
PTO	Patio	0	48	2	8.24	396
TQS	Three Quarter Story	1,667	2,223	1,667	148.33	329,748
Ttl Gross Liv / Lease Area		3,637	6,856	4,388		867,988



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
HARLOW BROOK LLC 135 MAIN ST SUITE 5 MEDWAY MA 02053		0	Water	0	Feeder	0	Good	Description	Code			Appraised	Assessed			
		0	Septic	0	Paved	0	Very Good	RESIDNTL	1090			697,200	697,200			
		SUPPLEMENTAL DATA		0	Light			RES LAND	1090			439,900	439,900			
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4299 Total Acres 13.500 Chapter Lan GIS ID F_863925_2854115		Cyclical 3 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1090	9,300	9,300							
						Total		1,146,400	1,146,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HARLOW BROOK LLC		52364 377	02-19-2020	U	I	639,000	1T	Year	Code	Assessed	Year	Code	Assessed			
GREAT CAMANOE LLC		50993 217	04-11-2019	U	I	615,750	1T	2023	1090	522,800	2022	1090	437,700			
DINIUS RUSSELL J		14358 0225	05-14-1996	Q	I	325,000	00		1090	457,500		1090	361,800			
									1090	7,200		1090	7,200			
		Total						Total		987,500	Total		806,700			
								Total		750,000						
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
		Total	0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0050																
NOTES																
REAR DOWN - VERY POOR CONDITON - BARELY USED AS "SHED". FLOORS ROTTING FALLING THROUGH. ROOF COULD CAVE IN WITH ANOTHER STORM.																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
VISIT / CHANGE HISTORY																
Date	Id	Type	Is	Cd	Purpose/Result											
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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0050	1.000		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					13.50	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	36	Camp	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	01	Low Cost	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	01	Wood/Coal/None			
Heat Type	11	Other			
AC Type	01	None			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	4				
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id		C	Ownr
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj			28,768
Replace Cost			4,060
Year Built			32,828
Effective Year Built			1696
Depreciation Code			1944
Remodel Rating			VP
Year Remodeled			
Depreciation %			70
Functional Obsol			50
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			0
Cns Sect Rcnld			0
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	663	663	663	42.18	27,967	
FSP	Screened Porch	0	96	19	8.35	801	
Ttl Gross Liv / Lease Area		663	759	682		28,768	

