

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FLAHERTY ERIC M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GARCIA LIZET			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	995,000	995,000	
25 LEWIS FARM RD		SUPPLEMENTAL DATA			RES LAND	1010	383,300	383,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4120 Total Acres 1.868 Chapter Lan GIS ID F_861944_2843879			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	51,600	51,600	
						Total		1,429,900	1,429,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FLAHERTY ERIC M	39356 0048	12-03-2010	Q	I	953,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NARDINI BRETT A	31429 0024	09-29-2005	Q	I	1,200,000	00	2023	1010	784,000	2022	1010	719,000	2021	1010	600,400
MACDONALD MICHAEL K	17972 0083	10-21-1999	U	V	725,000	1		1010	398,600		1010	328,500		1010	273,800
JMR RLTY TRUST	17031 0220	01-08-1999	Q	V	185,000	00		1010	32,000		1010	32,000		1010	32,000
							Total		1,214,600	Total		1,079,500	Total		906,200

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

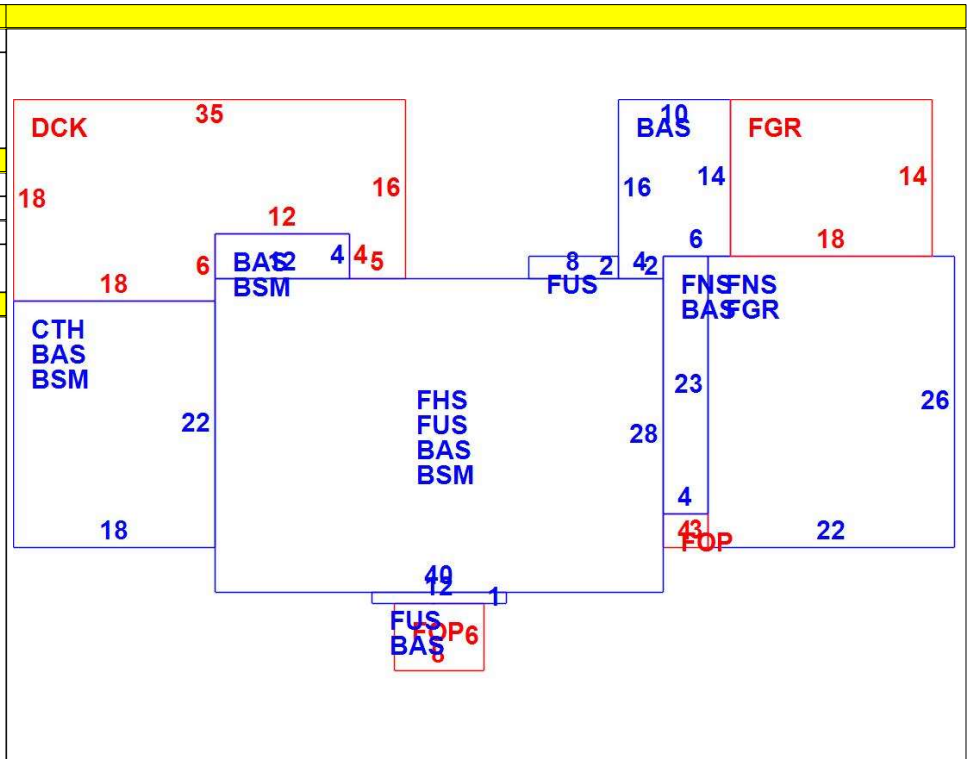
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									995,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									51,600
Appraised Land Value (Bldg)									383,300
Special Land Value									0
Total Appraised Parcel Value									1,429,900
Valuation Method									C
Total Appraised Parcel Value									1,429,900

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
19990534	11-26-1999	NC	New Construct	25,000	08-20-2001	100		INGRND GUNITE POOL		04-12-2013	VGS			20	Field Review
19990455	10-01-1999	NC	New Construct	8,000		100		FIN ATTIC AND BSMT		12-03-2010	KP		1	00	Measure & Listed
19990221	05-20-1999	NC	New Construct	14,000	01-01-2000	100		14X19 STORAGE							
15266	12-23-1998	NC	New Construct	5,000		100		SNGL DWEL FOUNDATION							

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	0.950	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	33,300
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value			383,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1564	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle	C		
Exterior Wall 2			B S		
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	1,105,652		
Interior Floor 2			78,838		
Heat Fuel	02	Oil	1,184,490		
Heat Type	05	Hot Water	1999		
AC Type	03	Central	2005		
Bedrooms	5		A		
Full Baths	2		16		
Half Baths	1		1.000		
Extra Fixtures	1		84		
Total Rooms	10		995,000		
Bath Style	03	Modern	Dep % Ovr		
Kitchen Style	03	Modern	Dep Ovr Comment		
Extra Kitchens	0		Misc Imp Ovr		
Fireplaces	1		Cost to Cure Ovr		
Extra Openings	0		Cost to Cure Ovr Comment		
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1150				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1564				



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
SPL2	Ing Pool-Good	L	800	89.00	2000	A	70	C	1.00	49,800
SHD1	Shed	L	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,816	1,816	1,816	227.08	412,377
BSM	Basement	0	1,564	313	45.45	71,076
CTH	Cathedral Ceiling	0	396	40	22.94	9,083
DCK	Deck	0	548	55	22.79	12,489
FGR	Garage	0	824	330	90.94	74,936
FHS	Finished Half Story	560	1,120	560	113.54	127,165
FNS	Finished 90% Story	598	664	598	204.51	135,794
FOP	Open Porch	0	60	9	34.06	2,044
FUS	Finished Upper Story	1,148	1,148	1,148	227.08	260,688
Ttl Gross Liv / Lease Area		4,122	8,140	4,869		1,105,652



25 LEWIS FARM RD

