

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
FORRAND PETER			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
451 CHANDLER ST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	124,400	124,400
DUXBURY MA 02332			<b>SUPPLEMENTAL DATA</b>				0	Heavy	RES LAND	1010	353,500	353,500
Alt Prcl ID			Cyclical 4						RESIDNTL	1010	12,600	12,600
Scnd Home			Exemption									
Tax Class T			W									
Tot Fin Area 1534			District									
Total Acres 1.018			Res Exem									
Chapter Lan												
GIS ID F_864914_2843302			Assoc Pid#									
										Total	490,500	490,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FORRAND PETER	47064	0212	06-17-2016	U	I	250,000	1S	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FEDERAL NATIONAL MORTGAGE ASSO	45883	0210	08-04-2015	U	I	208,417	1L	2023	1010	134,300	2022	1010	119,300	2021	1010	118,000
BAKER LEANNA M	16469	0028	08-03-1998	U	I	1	1F		1010	367,600		1010	303,000		1010	252,500
JOHNSON GWENDOLYN	14512	0124	07-15-1996	U	I	1	1F		1010	9,700		1010	12,300		1010	12,300
								Total	511,600		Total	434,600		Total	382,800	

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						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
0050												
NOTES												
						Appraised Bldg. Value (Card)				124,400		
						Appraised Xf (B) Value (Bldg)				0		
						Appraised Ob (B) Value (Bldg)				12,600		
						Appraised Land Value (Bldg)				353,500		
						Special Land Value				0		
						Total Appraised Parcel Value				490,500		
						Valuation Method				C		
						Total Appraised Parcel Value				490,500		

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
2013-150	08-19-2013	MN	Maintenance	7,300		100		STRIP & REROOF		12-02-2021	SJT	10		01	Measure - No Entry
19990189	05-11-1999	MN	Maintenance	1,000		100		SHINGLE OVER		04-12-2013	VGS			20	Field Review
14615	07-31-1997	MN	Maintenance	2,000		100		REROOF GARAGE		05-29-2007	BSB		1	00	Measure & Listed
14024	05-07-1996	MN	Maintenance	1,500	08-06-1997	100		STRIP & REROOF							

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	0.100	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,500
					Total Card Land Units	1.02	AC	Parcel Total Land Area				1.02	Total Land Value			353,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			Owne
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			199,717
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	02	Oil	Replace Cost		203,967
Heat Type	05	Hot Water	Year Built		1958
AC Type	01	None	Effective Year Built		1982
Bedrooms	4		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		39
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		61
Gas Fireplaces	0		Cns Sect Rcnld		124,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1092		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p><b>BAS</b></p> <p><b>BSM</b></p>	<p><b>BAS</b></p> <p style="text-align: right;">34</p> <p style="text-align: center;">42</p> <p style="text-align: right;">13</p> <p style="text-align: center;">25</p>
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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	440	52.00	1980	F	55	C	1.00	12,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,492	1,492	1,492	117.34	175,075
BSM	Basement	0	1,050	210	23.47	24,642
Ttl Gross Liv / Lease Area		1,492	2,542	1,702		199,717

