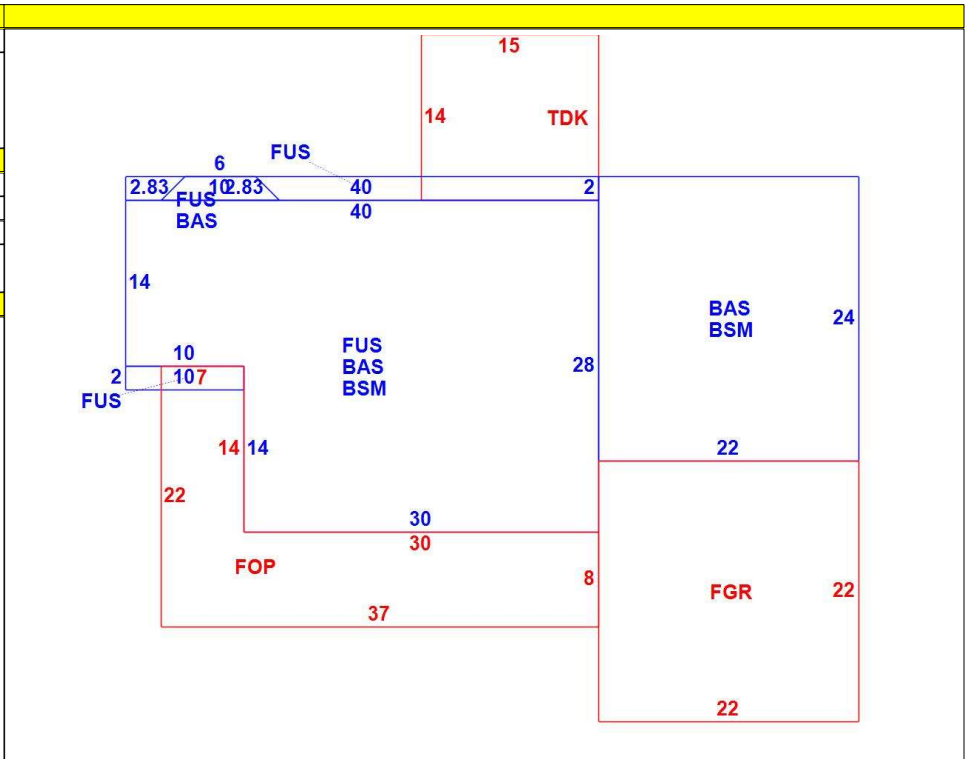


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
FERRARA BRIAN AMRHEIN & ALLISO THE FERRARA LIVING TRUST 14 RYANS LN				0 Water 0 No Sewer		0 Cul-De-Sac 0 Paved 0 Light		0 Average 0 Average		Description	Code	Assessed	Assessed								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2600 Total Acres 1.108 Chapter Lan		Cyclical 4 Exemption W District Res Exem		Assoc Pid#				RESIDNTL	1010	788,000	788,000								
										RES LAND	1010	535,700	535,700								
										RESIDNTL	1010	8,700	8,700								
SUPPLEMENTAL DATA										Total		1,332,400	1,332,400								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FERRARA BRIAN AMRHEIN & ALLISON K		57348	277	10-21-2022		Q	I			1,319,250		00	Year	Code	Assessed	Year	Code	Assessed			
GOLDSTEIN MARC J		56884	90	06-03-2022		U	I			1,300,000		1E	2023	1010	603,700	2022	1010	485,600	2021	1010	424,500
U S MARSHALS SERVICE, ASSET FORF		14186	238	12-23-2021		U	I			0		1L		1010	637,100		1010	305,500		1010	254,600
HAJJAR RICHARD G		14196	238	03-11-1996		U	I			100		1F		1010	6,300						
KING PHILLIPS PATH RLTY TRUST		14196	234	03-11-1996		U	V			44,000		1									
										Total		1,247,100	Total	791,100	Total	679,100					
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor													
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int											
				0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch													
0080																					
NOTES												Appraised Bldg. Value (Card)				788,000					
												Appraised Xf (B) Value (Bldg)				0					
												Appraised Ob (B) Value (Bldg)				8,700					
												Appraised Land Value (Bldg)				535,700					
												Special Land Value				0					
												Total Appraised Parcel Value				1,332,400					
												Valuation Method				C					
												Total Appraised Parcel Value				1,332,400					
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				
2014-2	01-17-2014	MN	Maintenance	7,800		100		18 RPL WINDOWS				09-07-2022	SJD	9		01	Measure - No Entry				
												04-12-2013	VGS			20	Field Review				
												10-16-2007	BSB			01	Measure - No Entry				
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	0080	1.503			1.0002	13.15	526,100					
1	1010	Single Family	RC	Residual	0.182 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	9,600					
Total Card Land Units					1.10	AC	Parcel Total Land Area					1.10	Total Land Value			535,700					

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1508	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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	Net Other Adj		863,010
Interior Floor 2			Replace Cost		32,490
Heat Fuel	02	Oil	Year Built		1989
Heat Type	05	Hot Water	Effective Year Built		2009
AC Type	03	Central	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		12
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		88
Extra Openings	0		Cns Sect Rcnd		788,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1508		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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,524	1,524	1,524	270.03	411,523
BSM	Basement	0	1,508	302	54.08	81,548
FGR	Garage	0	484	194	108.23	52,385
FOP	Open Porch	0	394	59	40.44	15,932
FUS	Finished Upper Story	1,096	1,096	1,096	270.03	295,951
TDK	Trex Deck	0	210	21	27.00	5,671
Ttl Gross Liv / Lease Area		2,620	5,216	3,196		863,010

