

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BLOKHIN SERGEY A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
BLOKHIN HOLLY A			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	531,500	531,500	
25 HEADWATERS LN				0 Light		RES LAND	1010	472,200	472,200	<b>VISION</b>
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2920 Total Acres 1.194 Chapter Lan	Cyclical Exemption W District Res Exem	4					
			GIS ID F_864654_2844543	Assoc Pid#		Total		1,003,700	1,003,700	

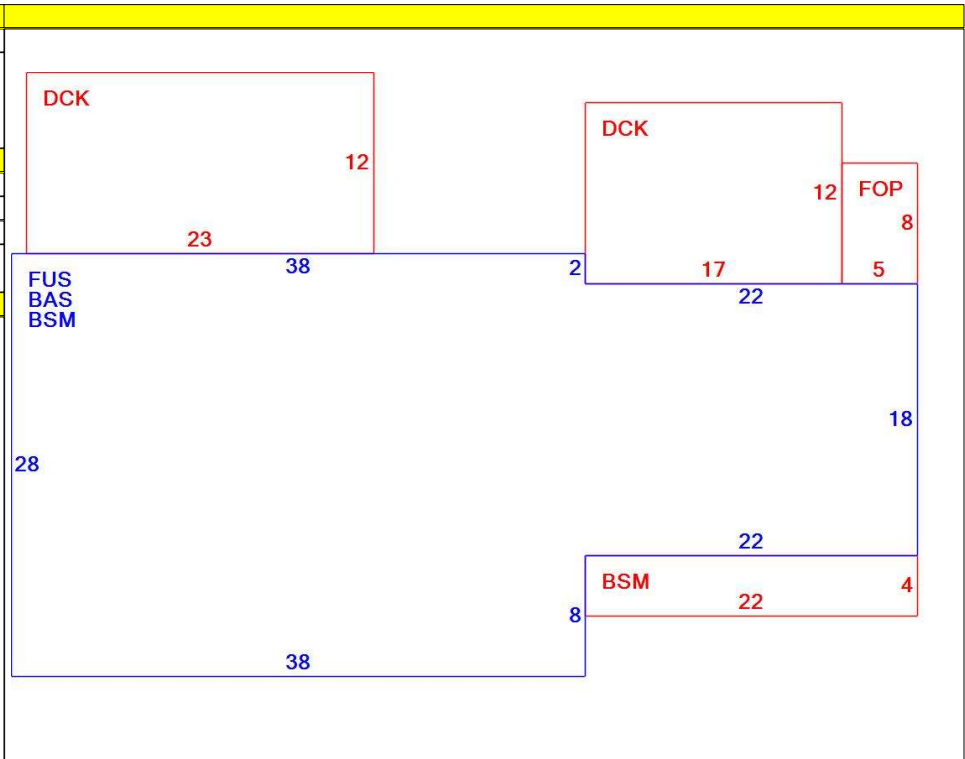
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BLOKHIN SERGEY A		48070 0152	02-01-2017	U	I	552,500	1S	Year	Code	Assessed	Year	Code	Assessed			
CITIZENS BANK NATIONAL ASSOCIATIO		47132 0301	07-01-2016	U	I	145,466	1L	2023	1010	408,500	2022	1010	375,200			
WALSH DAVID & SARA E		12479 0144	12-10-1993	Q	I	368,000	00		1010	506,400	2021	1010	339,800			
Total								914,900		Total		731,700		Total		669,000

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								APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				531,500		
0060									Appraised Xf (B) Value (Bldg)				0		
								Appraised Ob (B) Value (Bldg)				0			
								Appraised Land Value (Bldg)				472,200			
								Special Land Value				0			
								Total Appraised Parcel Value				1,003,700			
								Valuation Method				C			
								Total Appraised Parcel Value				1,003,700			

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
EPO-23-409	08-14-2023	EL	Electric			0		HOT TUB		05-25-2018	SJD	9	1	07	Measure - Info @ Door
QPO-23-12	05-19-2023	MN	Maintenance	76,316		100	05-19-2023	STRIP & RE-SIDE SFH		01-17-2014	JLF	0	1	00	Measure & Listed
QPO-21-26	10-21-2021	MN	Maintenance	19,000		100	11-15-2021	Strip and replace roof.		04-12-2013	VGS			20	Field Review
QPO-21-14	06-25-2021	MN	Maintenance	3,193		100	06-25-2021	Air sealing & attic stair cover and		09-16-2002	KP		1	00	Measure & Listed
2018-46	04-05-2018	MN	Maintenance	39,712		100		REPLACE 20 WINDOWS AND 5							
418	10-16-2001	RM	Remodel	10,000	09-16-2002	100		FINISH 1/2 OF BASEME							
20010137	04-20-2001	MN	Maintenance	5,000	09-16-2002	100		REPLACE 2 DOOR UNITS							

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	PD	Primary	19,200	SF	15.88	1.00000	5	1.00	0060	1.341			V115	1.1500	24.49	470,200
1	1010	Single Family	PD	Undevelop	0.754	AC	2,000.00	1.00000	0	1.00	0060	1.341	POWERLINES		1.0000	0.06		2,000
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value					472,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1548	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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	Net Other Adj		643,223
Interior Floor 2	14	Carpet	Replace Cost		56,115
Heat Fuel	02	Oil	Year Built		699,339
Heat Type	05	Hot Water	Effective Year Built		1985
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	2		Depreciation %		24
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	2		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		531,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	580		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1548		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	1,460	1,460	1,460	195.87	285,964
BSM	Basement	0	1,548	310	39.22	60,718
DCK	Deck	0	480	48	19.59	9,402
FOP	Open Porch	0	40	6	29.38	1,175
FUS	Finished Upper Story	1,460	1,460	1,460	195.87	285,964
Ttl Gross Liv / Lease Area		2,920	4,988	3,284		643,223

