

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KNOBLOCK SAMUEL			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
HEBERT MONICA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	284,100	284,100
52 UNION BRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1368 Total Acres .92 Chapter Lan			Cyclical 4 Exemption W District Res Exem	RESIDNTL	1010	3,800	3,800
GIS ID F_862508_2841798		Assoc Pid#			Total		637,900	637,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KNOBLOCK SAMUEL		47369 0282	08-25-2016	Q	I	432,500	00	Year	Code	Assessed	Year	Code	Assessed
RICHARD DONALD P		4682 0408	07-02-1979	U	I	59,200	1	2023	1010	216,000	2022	1010	197,500
									1010	364,700		1010	300,600
									1010	2,500		1010	2,500
								Total		583,200	Total		500,600
								Total			Total		431,800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

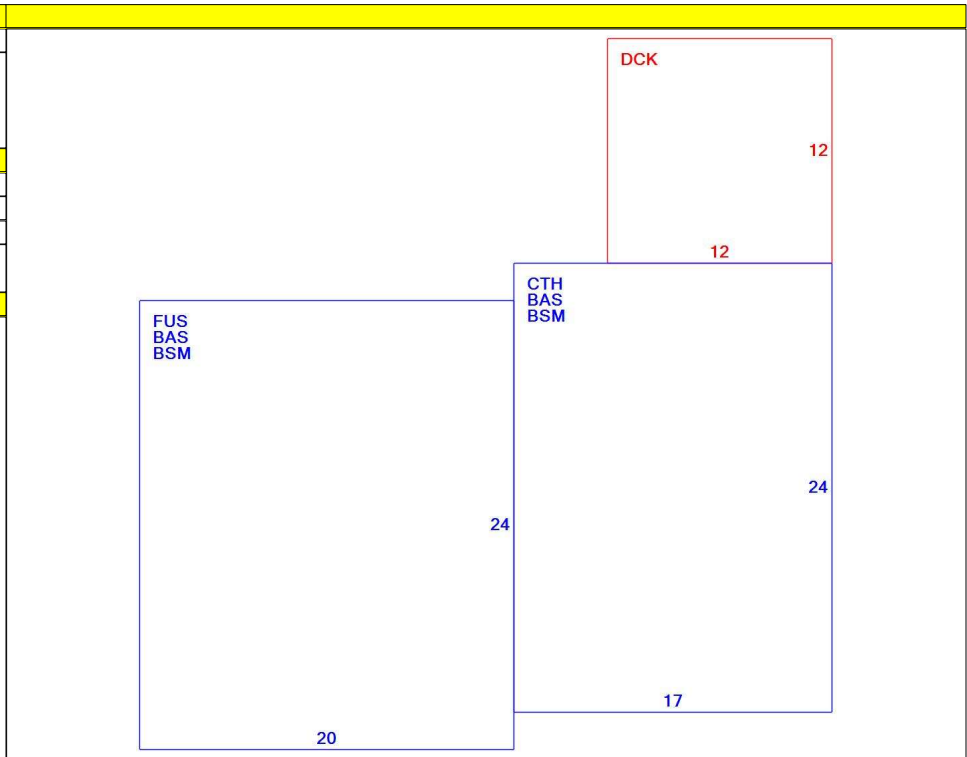
NOTES			
HAS SMALL LOFT			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	284,100		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	3,800		
Appraised Land Value (Bldg)	350,000		
Special Land Value	0		
Total Appraised Parcel Value	637,900		
Valuation Method	C		
Total Appraised Parcel Value	637,900		

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
QPO-22-24	10-19-2022	MN	Maintenance	7,800		100	10-19-2022	ROOF		07-02-2019	SJT	5		20	Field Review
ZP-19-12	05-20-2019	MS				100		CONSTRUCT A 10' X 12' UTILIT		06-19-2017	JLF	5	1	00	Measure & Listed
2014-227	07-31-2014	MS	Miscellaneous	8,000		100		INSTALL 12 SOLAR PANELS		05-24-2017	SJD	9		01	Measure - No Entry
2013-182	09-24-2013	RM	Remodel	4,246		100		REPLACE 1 WINDOW		04-12-2013	VGS			20	Field Review
313	10-02-2007	MN	Maintenance	5,800		100		RECONSTR 12X12 DECK		07-14-2008	KP		1	00	Measure & Listed
399	08-26-2004	MN	Maintenance	7,700		100		REPLACE WINDOWS							

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
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	888	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			342,707
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	02	Oil	Replace Cost		359,607
Heat Type	05	Hot Water	Year Built		1979
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnld		284,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	888		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
SLR	Solar Panels	L	12	1050.00	2014	G	85	C	1.00	0
SHD1	Shed	L	120	21.00	2019	E	100	B	1.50	3,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	888	888	888	214.06	190,084
BSM	Basement	0	888	178	42.91	38,102
CTH	Cathedral Ceiling	0	408	41	21.51	8,776
DCK	Deck	0	144	14	20.81	2,997
FUS	Finished Upper Story	480	480	480	214.06	102,748
Ttl Gross Liv / Lease Area		1,368	2,808	1,601		342,707

