

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARVER BRADFORD			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
VIGILANTE-CARTER LESLIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	367,100	367,100
933 MAYFLOWER ST		SUPPLEMENTAL DATA			RES LAND	1010	350,400	350,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1654 Total Acres .928 Chapter Lan			Cyclical 4 Exemption W District Res Exem	RESIDNTL	1010	2,000	2,000
GIS ID F_865064_2842960		Assoc Pid#			Total		719,500	719,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
CARVER BRADFORD	46183 0084	10-22-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
CARVER BRADFORD	45585 0347	05-26-2015	U	I	1	1A	2023	1010	272,100	2022	1010	225,700
CARVER BRADFORD	42197 0156	11-05-2012	U	I	100	1A		1010	504,300		1010	320,400
CARVER BRADFORD	35179 0264	10-12-2007	Q	I	371,500	00		1010	1,300		1010	1,300
Total							777,700		Total		547,400	
Total							777,700		Total		547,400	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	367,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	719,500
Valuation Method	C
Total Appraised Parcel Value	719,500

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
2014-175	06-27-2014	AD	Addition	87,600	05-11-2015	100		2ND LEVEL ADDITION 876' OV	05-11-2015	JLF	5		01	Measure - No Entry
33	02-25-2010	AD	Addition	20,000	08-09-2010	100		28X8' 1STY ADD	04-12-2013	VGS			20	Field Review
11	01-04-2008	RM	Remodel	5,000		100		2ND FLR.WINDOWS,DORM	04-11-2011	KP		1	00	Measure & Listed
341	10-31-2007	MN	Maintenance	10,000		100		ROOF&ADD 2.5 DORMERS						

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	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value				350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	768				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		472,462
Replace Cost		10,500
Year Built		482,963
Effective Year Built		1968
Depreciation Code		1997
Remodel Rating		G
Year Remodeled		
Depreciation %		24
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		76
Cns Sect Rcnld		367,100
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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
SHD1	Shed	L	110	21.00	2010	G	85	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,226	1,226	1,226	148.62	182,208
BSM	Basement	0	768	154	29.80	22,887
FGR	Garage	0	624	250	59.54	37,155
FNS	Finished 90% Story	691	768	691	133.72	102,696
FUS	Finished Upper Story	858	858	858	148.62	127,516
Ttl Gross Liv / Lease Area		2,775	4,244	3,179		472,462

