

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRENNAN COLIN BRENNAN SHANA 423 CHANDLER ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	256,000	256,000	
		SUPPLEMENTAL DATA				RES LAND	1010	351,400	351,400	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1500 Total Acres .959 Chapter Lan GIS ID F_864581_2843113				Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,600	3,600
						Total	611,000	611,000		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRENNAN COLIN	55302	167	07-13-2021	Q	I	545,000	00	Year	Code	Assessed	Year	Code	Assessed
HAAN JENNIE	54693	224	03-31-2021	U	I	0	1	2023	1010	193,900	2022	1010	143,900
COHEN BARBARA F	47140	287	07-05-2016	U	I	100	1A		1010	365,500		1010	301,200
COHEN WILLIAM L & BARBARA F TT	9839	275	07-05-1990	Q	I	100	00		1010	2,400		1010	2,600
								Total	561,800	Total	447,700	Total	384,600

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)	256,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,600
Appraised Land Value (Bldg)	351,400
Special Land Value	0
Total Appraised Parcel Value	611,000
Valuation Method	C
Total Appraised Parcel Value	611,000

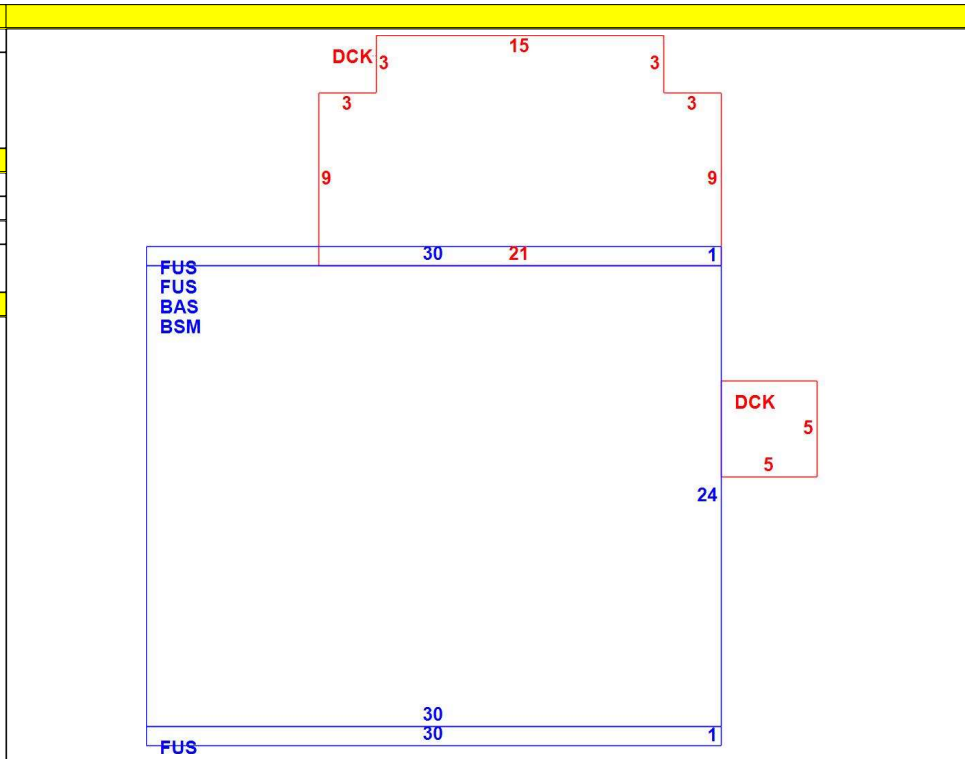
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-37	09-20-2021	RM	Remodel	49,000		100	12-29-2021	RECONG KIT&DIN RM/RMDL1S	11-18-2021	SJD	9		01	Measure - No Entry
19	10-10-2008	MS	Miscellaneous	2,699		100		8X14 UTIL BLDG	04-12-2013	VGS			20	Field Review
13476	11-14-1994	NC	New Construct	1,000		100		12X14 GARDEN SHED	06-08-2009	KP			01	Measure - No Entry
13184	05-13-1994	MN	Maintenance	3,000		100		REPLACE FLOOR JOISTS						
13185	05-09-1994	RM	Remodel			100		FIRE DAMAGED HOME						

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	350,000
1	1010	Single Family	WP	Residual	0.041	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	1,400
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value		351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	720	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	01	None			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
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	720				

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

COST / MARKET VALUATION		
		324,776
Net Other Adj		12,075
Replace Cost		336,851
Year Built		1969
Effective Year Built		1997
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		24
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		76
Cns Sect Rcnld		256,000
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	112	21.00	1980	A	70	C	1.00	1,600
SHD1	Shed	L	112	21.00	2008	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	720	720	720	194.48	140,023
BSM	Basement	0	720	144	38.90	28,005
DCK	Deck	0	259	26	19.52	5,056
FUS	Finished Upper Story	780	780	780	194.48	151,692
Ttl Gross Liv / Lease Area		1,500	2,479	1,670		324,776

