

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KHOO CHRISTINA			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
49 BIANCA RD			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	251,100	251,100
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	350,400	350,400
Alt Prcl ID		Cyclical 4							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1196		District							
Total Acres .928		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_863285_2840579					Total 601,500 601,500				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KHOO CHRISTINA		49267 0316	12-06-2017	U	I	20,000	1A	Year	Code	Assessed	Year	Code	Assessed
CHEE MUN YEW		36023 0244	05-30-2008	Q	I	375,000	00	2023	1010	243,200	2022	1010	200,500
									1010	504,300		1010	320,400
								Total		747,500	Total		520,900
								Total			Total		487,700

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

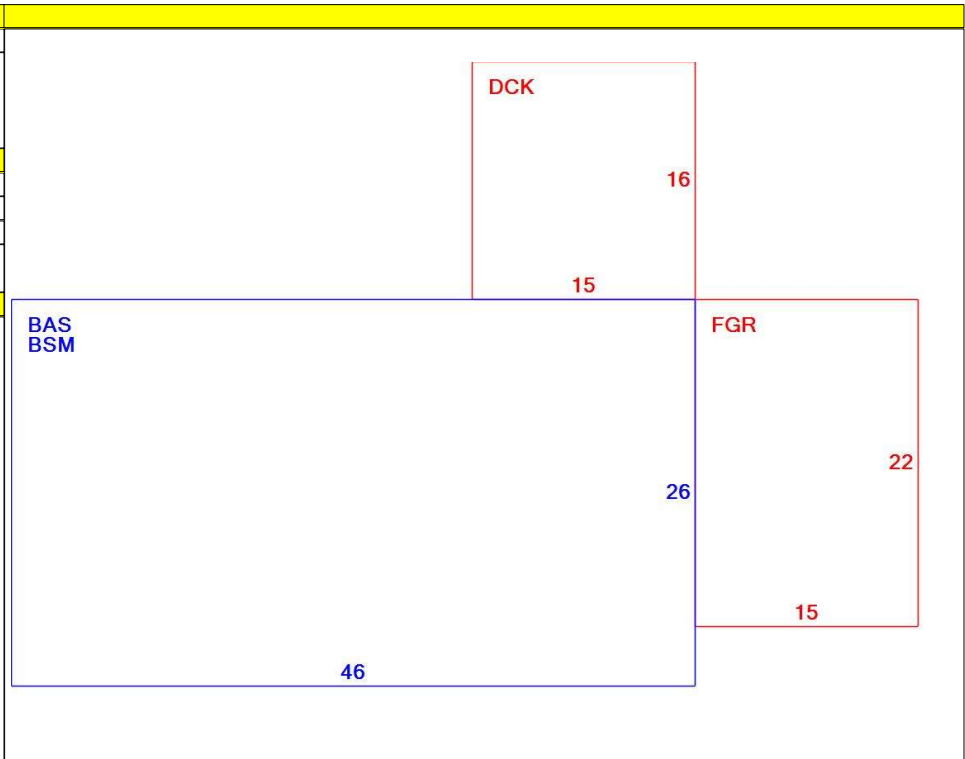
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	251,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,400
Special Land Value	0
Total Appraised Parcel Value	601,500
Valuation Method	C
Total Appraised Parcel Value	601,500

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	
2012-266	10-16-2012	BP	Bldg Permit	9,000	07-17-2013	100		REPLACE EXISTING 12X15' DE REM EXISTING KITCHEN REM	09-12-2018	SJD			20	Field Review	
234	09-12-2012	RM	Remodel	17,000	07-17-2013	100			07-17-2013	BH				01	Measure - No Entry
									04-12-2013	VGS				20	Field Review
									06-24-2009	KP				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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.008 AC	35,000.00	1.26582	5	1.00	0050	1.000		1.3333	1.16	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	08	Raised Ranch	Bsmt Area	1196	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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	12	Hardwood			291,518
Interior Floor 2			Net Other Adj		38,870
Heat Fuel	03	Gas	Replace Cost		330,388
Heat Type	05	Hot Water	Year Built		1971
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		251,100
Sq Ft Fin Bsmt	900		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1196		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	183.23	219,142
BSM	Basement	0	1,196	239	36.62	43,792
DCK	Deck	0	240	24	18.32	4,398
FGR	Garage	0	330	132	73.29	24,186
Ttl Gross Liv / Lease Area		1,196	2,962	1,591		291,518

