

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN KEVIN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
OBRIEN KRISTEN N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	448,100	448,100	
35 CHRISTINA CT		SUPPLEMENTAL DATA				RES LAND	1010	355,600	355,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1952 Total Acres 1.078 Chapter Lan GIS ID F_868267_2841377				RESIDNTL	1010	3,300	3,300	
						Total		807,000	807,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
OBRIEN KEVIN	17130 0225	02-08-1999	Q	I	307,600	00	Year	Code	Assessed	Year	Code	Assessed
VOLPE DAVID R	15246 0114	06-13-1997	Q	I	248,000	00	2023	1010	343,900	2022	1010	315,700
MARY E RICHARDS TRUST	14278 0224	04-11-1996	U	I	100	1F		1010	369,800		1010	304,800
RICHARDS MARY E	14251 0303	04-01-1996	U	I	100	1F		1010	2,200		1010	2,200
RICHARDS MARY E TRUSTEE	13455 0080	03-06-1995	U	I	100	1F	Total		715,900	Total		622,700
						Total		542,900				

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

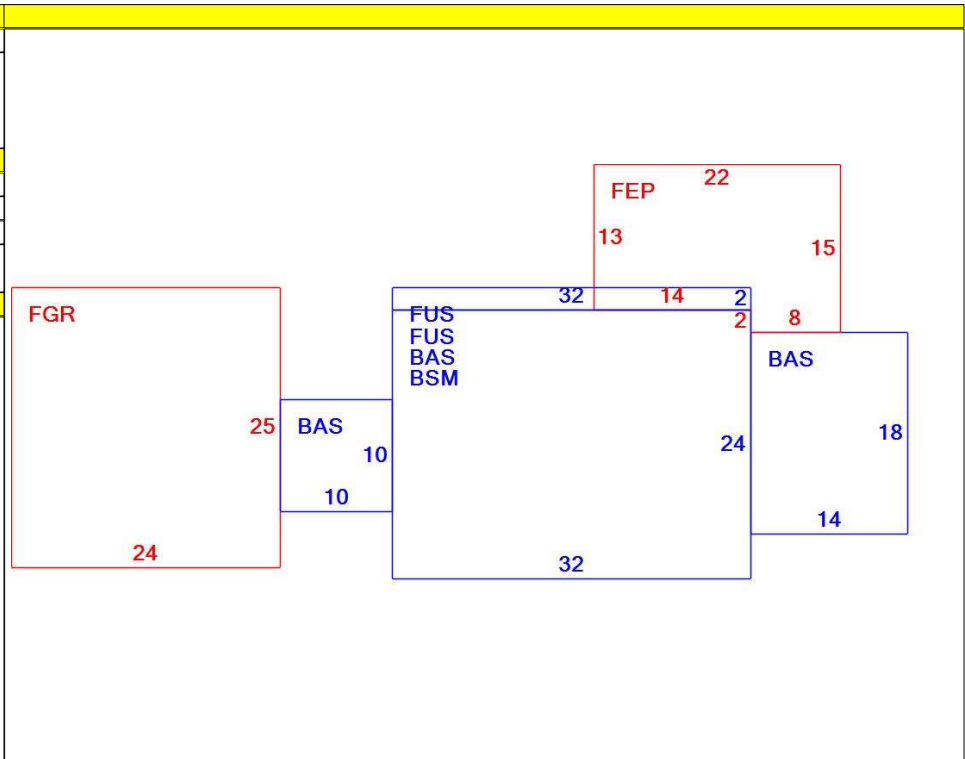
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	448,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,300
Appraised Land Value (Bldg)	355,600
Special Land Value	0
Total Appraised Parcel Value	807,000
Valuation Method	C
Total Appraised Parcel Value	807,000

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
20000244	06-13-2000	AD	Addition	12,600	06-25-2001	100		FAMILY ROOM	04-12-2013	VGS			20	Field Review
									06-25-2001	KP		1	00	Measure & Listed

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	0.160 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	5,600
Total Card Land Units					1.08 AC	Parcel Total Land Area					1.08	Total Land Value			355,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
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	Net Other Adj		544,860
Interior Floor 2			Replace Cost		44,733
Heat Fuel	03	Gas	Year Built		589,592
Heat Type	04	Forced Air-Duc	Effective Year Built		1970
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		448,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	614		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	768		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	224	21.00	1985	A	70	C	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,120	1,120	1,120	215.62	241,489
BSM	Basement	0	768	154	43.24	33,205
FEP	Finished Enclosed Porch	0	302	181	129.23	39,026
FGR	Garage	0	600	240	86.25	51,748
FUS	Finished Upper Story	832	832	832	215.62	179,392
Ttl Gross Liv / Lease Area		1,952	3,622	2,527		544,860



35 CHRISTINA CT

