

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRUMLEY DAVID W			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BRUMLEY LAURA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	697,200	697,200	
30 COLES ORCHARD RD		SUPPLEMENTAL DATA			RES LAND	1010	473,200	473,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3231 Total Acres .998 Chapter Lan GIS ID F_867410_2839448			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,900	2,900	
						Total		1,173,300	1,173,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BRUMLEY DAVID W		13788 0147	08-28-1995	Q	I	295,000	00	Year	Code	Assessed	Year	Code	Assessed	
BERNIER, CONRAD R		9988 0154	10-15-1990	Q	I	270,000	00	2023	1010	525,000	2022	1010	457,100	
									1010	507,800		1010	322,700	
									1010	1,900		1010	1,900	
						Total		1,034,700	Total		781,700	Total		743,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES			
DWELLING ANGLES			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			697,200
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,900
Appraised Land Value (Bldg)			473,200
Special Land Value			0
Total Appraised Parcel Value			1,173,300
Valuation Method			C
Total Appraised Parcel Value			1,173,300

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-21-321	07-07-2021	MN	Maintenance	3,000		100	07-07-2021	AIR SEALING		04-12-2013	VGS			20	Field Review
61	03-29-2010	RM	Remodel	16,500	09-13-2010	100		BATHROOM		08-13-2010	KP		4	01	Measure - No Entry
128	04-15-2005	AD	Addition	40,000	09-19-2006	100		SCRN PRCH,MD RM, GAR							

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.080	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,800
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value			473,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1692	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		793,961
Heat Type	05	Hot Water	Replace Cost		850,220
AC Type	01	None	Year Built		1988
Bedrooms	4		Effective Year Built		2003
Full Baths	2		Depreciation Code		G
Half Baths	1		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	748		Cns Sect Rcnd		697,200
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1692		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA

Parcel Id		C		Ownr	
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

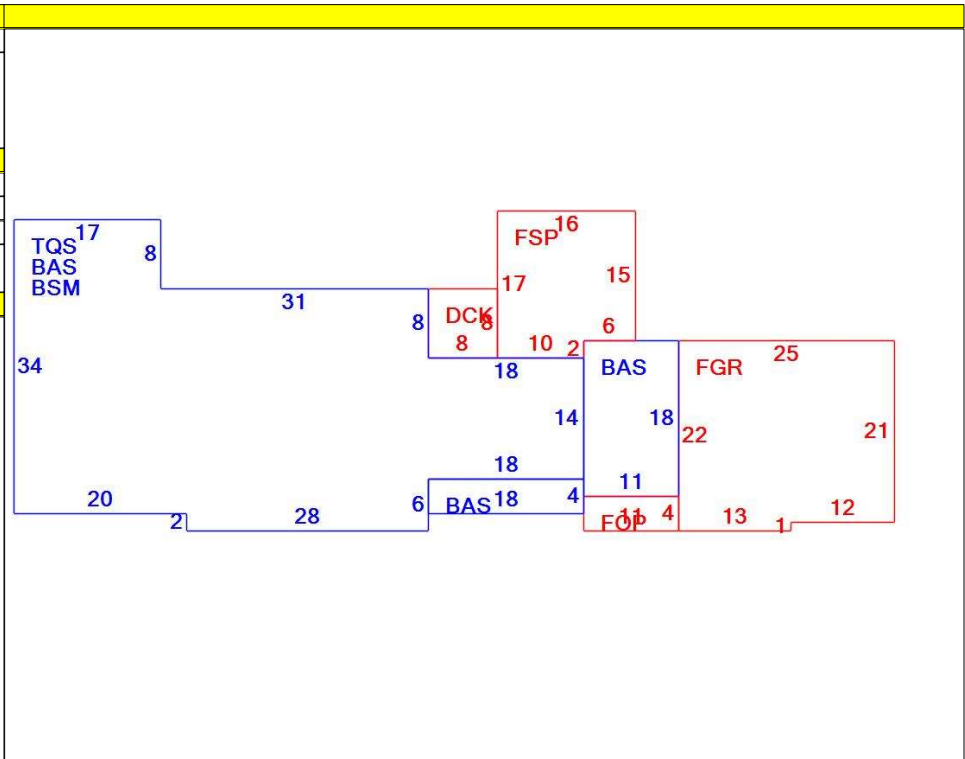
Net Other Adj		793,961
Replace Cost		850,220
Year Built		1988
Effective Year Built		2003
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		82
Cns Sect Rcnd		697,200
Dep % Ovr		
Dep 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
PTO	Patio	L	225	15.00	2005	G	85	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,962	1,962	1,962	206.28	404,715
BSM	Basement	0	1,692	338	41.21	69,722
DCK	Deck	0	64	6	19.34	1,238
FGR	Garage	0	538	215	82.43	44,350
FOP	Open Porch	0	44	7	32.82	1,444
FSP	Screened Porch	0	260	52	41.26	10,726
TQS	Three Quarter Story	1,269	1,692	1,269	154.71	261,766
Ttl Gross Liv / Lease Area		3,231	6,252	3,849		793,961



30 COLES ORCHARD RD

