

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRACKEN WILLIAM J & MARCI G TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BRACKEN FAMILY REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	494,800	494,800
1 TINKERS LEDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	471,200	471,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2348 Total Acres .8 Chapter Lan			Cyclical 6 Exemption W District Res Exem				
GIS ID F_867468_2835866		Assoc Pid#			Total 966,000 966,000				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRACKEN WILLIAM J & MARCI G TT		54344 178	02-04-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
BRACKEN WILLIAM J & MARCI G TT		43250 0076	06-25-2013	Q	I	599,900	00	2023	1010	380,300	2022	1010	349,400			
COREY DONALD J JR		40885 0223	01-23-2012	U	I	100	1A		1010	461,000	2021	1010	392,400			
COREY DONALD J JR		18409 0206	04-03-2000	Q	I	425,000	00									
DOYLE JOHN J		13605 0067	05-31-1995	Q	I	310,000	00									
Total								841,300		Total		741,800		Total		667,700

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	494,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	471,200
Special Land Value	0
Total Appraised Parcel Value	966,000
Valuation Method	C
Total Appraised Parcel Value	966,000

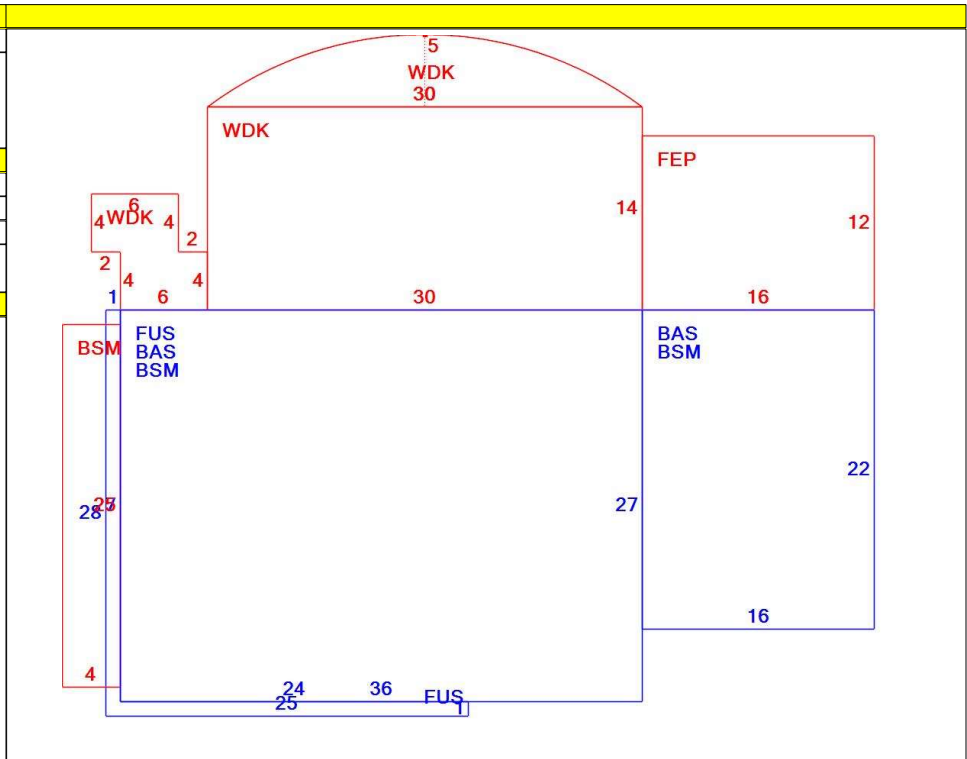
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES									

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
2018-182	09-06-2018	MS	Miscellaneous	5,553		100		STRIP & REROOF	04-07-2014	SJD	9		01	Measure - No Entry
2017-253	12-13-2017	MN	Maintenance	4,000		100		REPLACE 2 DOORS	04-12-2013	VGS			20	Field Review
2016-145	08-05-2016	MN	Maintenance	5,467		100		WOOD SIDING & CLAPP BOAR	09-25-2007	BSB		1	00	Measure & Listed
179	11-10-2010	MN	Maintenance	9,000		100		STRIP & REROOF						

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	PD	Primary	34,848 SF	9.74	1.00000	5	1.00	0070	1.389		1.0000	13.52	471,200
Total Card Land Units					0.80 AC	Parcel Total Land Area					0.80	Total Land Value			471,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1424	
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	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			575,923
Interior Floor 2			Net Other Adj		50,460
Heat Fuel	03	Gas	Replace Cost		626,383
Heat Type	05	Hot Water	Year Built		1980
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		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		79
Gas Fireplaces	0		Cns Sect Rcnld		494,800
Sq Ft Fin Bsmt	676		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1424		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	1,324	1,324	1,324	205.32	271,844
BSM	Basement	0	1,424	285	41.09	58,516
FEP	Finished Enclosed Porch	0	192	115	122.98	23,612
FUS	Finished Upper Story	1,024	1,024	1,024	205.32	210,248
WDK	Deck	0	570	57	20.53	11,703
Ttl Gross Liv / Lease Area		2,348	4,534	2,805		575,923



1 TINKERS LEDGE RD

