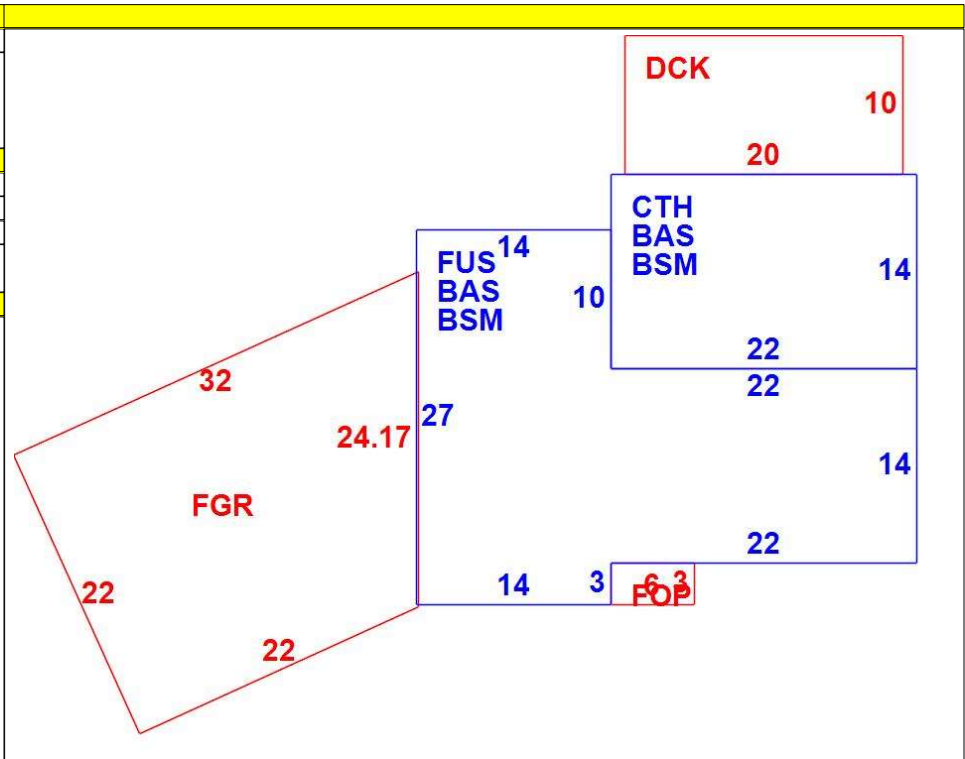


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
BAKER RALPH COE VICTORIA 1 SCHOOL ST #107				0 Water 0 No Sewer		0 Subdivision 0 Paved 0 Medium		0 Average 0 Average		Description	Code	Appraised	Assessed									
ARLINGTON MA 02476										RESIDENTL	1010	304,600	304,600	<b>VISION</b>								
										RES LAND	1010	238,100	238,100									
SUPPLEMENTAL DATA										Total		542,700	542,700									
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 1548		Total Acres .151		Chapter Lan		GIS ID F_862289_2834744		Cyclical Exemption W District Res Exem		Assoc Pid#						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
BAKER RALPH		51934 150		11-12-2019		U I		I		401,000		1S		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WELLS FARGO BK TT WAMU MORTGAG		50722 303		01-15-2019		U I		I		410,884		1L		2023	1010	267,900	2022	1010	243,500	2021	1010	218,700
GILLIS ALLAN L		22942 158		09-25-2002		Q I		I		350,000		00			1010	235,300		1010	193,400		1010	181,500
MCKENNA PAMELA R		17806 210		08-26-1999		Q I		I		235,000		00		Total		503,200	Total		436,900	Total		400,200
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int												
Total				0.00																		
ASSESSING NEIGHBORHOOD																						
Nbhd		Nbhd Name		B		Tracing		Batch														
0050																						
NOTES																						
																		Appraised Bldg. Value (Card)		304,600		
																		Appraised Xf (B) Value (Bldg)		0		
																		Appraised Ob (B) Value (Bldg)		0		
																		Appraised Land Value (Bldg)		238,100		
																		Special Land Value		0		
																		Total Appraised Parcel Value		542,700		
																		Valuation Method		C		
																		Total Appraised Parcel Value		542,700		
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							
										05-06-2020	SJD	9		20	Field Review							
										10-02-2019	SJD	4		20	Field Review							
										04-12-2013	VGS			20	Field Review							
										12-01-2007	BSB		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	PD	Primary	6,565 SF	36.28	1.00000	5	1.00	0050	1.000			1.0000		36.27	238,100					
Total Card Land Units					0.15 AC	Parcel Total Land Area					0.15	Total Land Value					238,100					

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	994	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			353,436
Interior Floor 2			Net Other Adj		47,288
Heat Fuel	04	Electric	Replace Cost		400,724
Heat Type	04	Forced Air-Duc	Year Built		1986
AC Type	03	Central	Effective Year Built		1997
Bedrooms	2		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %	24	
Total Rooms	5		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 Rcnld		304,600
Sq Ft Fin Bsmt	815		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	994		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	994	994	994	162.80	161,822
BSM	Basement	0	994	199	32.59	32,397
CTH	Cathedral Ceiling	0	308	31	16.39	5,047
DCK	Deck	0	200	20	16.28	3,256
FGR	Garage	0	594	238	65.23	38,746
FOP	Open Porch	0	18	3	27.13	488
FUS	Finished Upper Story	686	686	686	162.80	111,680
Ttl Gross Liv / Lease Area		1,680	3,794	2,171		353,436

