

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POTURNICKI ALFRED S TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ALFRED S POTURNICKI TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	366,400	366,400	
43 HERRING WEIR RD				0 Light		RES LAND	1010	502,700	502,700	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	1,800	1,800	1,800	
Alt Prcl ID		Cyclical 3								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2394		District								
Total Acres 1.258		Res Exem								
Chapter Lan										
GIS ID F_871692_2848088		Assoc Pid#								
							Total	870,900	870,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
POTURNICKI ALFRED S TT		44008 0287	01-15-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
POTURNICKI ALFRED		3600 0460	01-01-2001	U	I	0	1	2023	1010	277,900	2022	1010	253,900	2021	1010	230,800
									1010	491,200		1010	414,400		1010	374,800
									1010	1,200		1010	1,200		1010	1,200
							Total	770,300	Total	669,500	Total	606,800				

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
0070				

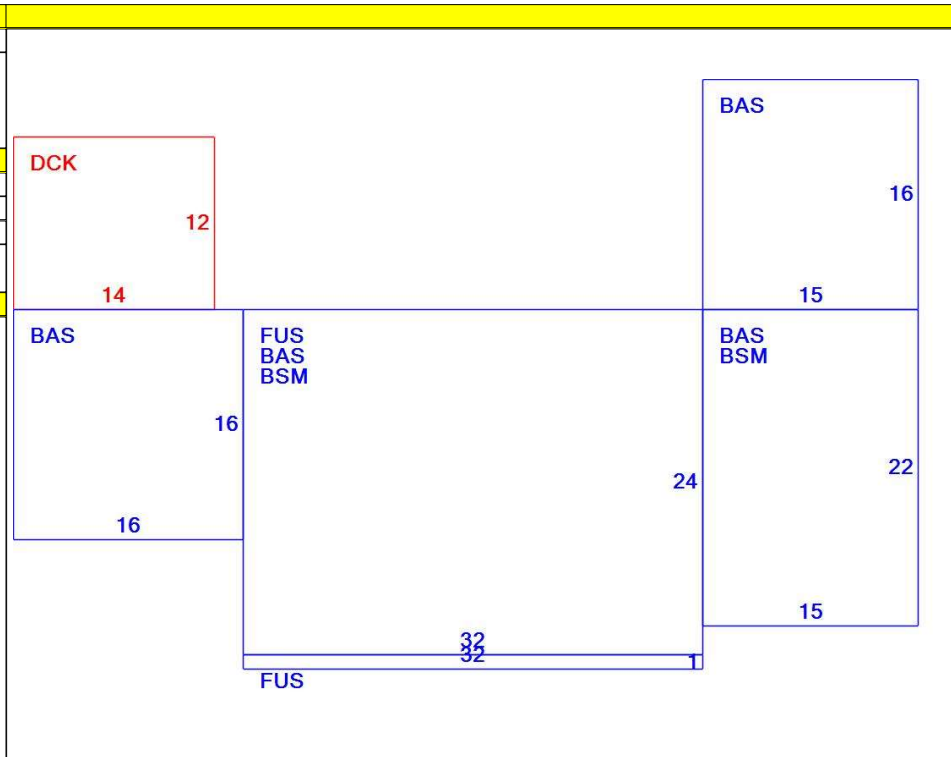
NOTES									

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	366,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	502,700
Special Land Value	0
Total Appraised Parcel Value	870,900
Valuation Method	C
Total Appraised Parcel Value	870,900

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
14432	03-28-1997	AD	Addition	16,000	05-18-1998	100		16X16 1 STRY		04-12-2013	VGS			20	Field Review
										10-29-2007	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			12.16	486,200	
1	1010	Single Family	WP	Residual	0.340	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.11	16,500	
Total Card Land Units					1.26	AC	Parcel Total Land Area					1.26	Total Land Value		502,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1098	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/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		495,191
Interior Floor 2			Replace Cost		20,800
Heat Fuel	02	Oil	Year Built		515,991
Heat Type	05	Hot Water	Effective Year Built		1969
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		366,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1098		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	120	21.00	1985	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,594	1,594	1,594	188.21	300,013
BSM	Basement	0	1,098	220	37.71	41,407
DCK	Deck	0	168	17	19.05	3,200
FUS	Finished Upper Story	800	800	800	188.21	150,571
Ttl Gross Liv / Lease Area		2,394	3,660	2,631		495,191



43 HERRING WEIR RD

