

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DOLIN RYAN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CATALANO ASHLEY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	590,100	590,100	
90 SCREENHOUSE LN		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	454,100	454,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3004 Total Acres .63 Chapter Lan GIS ID F_873587_2849966			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		1,045,600	1,045,600	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DOLIN RYAN	54836 61	04-22-2021	Q	I	910,860	00	Year	Code	Assessed	Year	Code	Assessed	
FAHERTY DAVID	44562 0042	07-24-2014	U	I	1	1A	2023	1010	468,200	2022	1010	429,200	
FAHERTY DAVID	44482 0049	06-30-2014	Q	I	665,000	00		1010	443,600		1010	375,300	
BRASINGTON HEATHER R	36088 0025	06-18-2009	U	I	1	1		1010	900		1010	900	
BRASINGTON EVAN S	13315 0176	12-14-1994	Q	I	330,000	00	Total		912,700	Total		805,400	
						Total		712,300					

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			590,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,400
Appraised Land Value (Bldg)			454,100
Special Land Value			0
Total Appraised Parcel Value			1,045,600
Valuation Method			C
Total Appraised Parcel Value			1,045,600

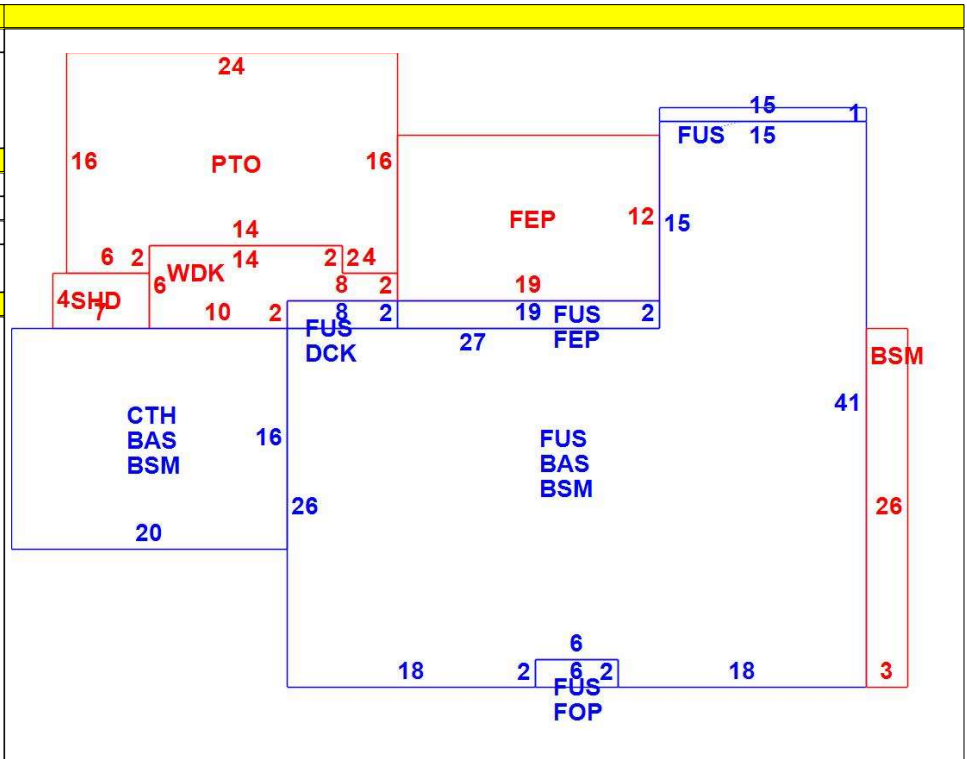
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
19990119	04-01-1999	AD	Addition	15,000		100		15X35 OVER DIN.RM +	06-28-2021	SJD	9	1	00	Measure & Listed
									05-20-2015	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-25-2007	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	27,443 SF	11.91	1.00000	5	1.00	0070	1.389		1.0000	16.55	454,100
Total Card Land Units					0.63 AC	Parcel Total Land Area					0.63	Total Land Value			454,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1703	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		698,918
Heat Type	05	Hot Water	Replace Cost		47,995
AC Type	01	None	Year Built		746,913
Bedrooms	4		Effective Year Built		1984
Full Baths	3		Depreciation Code		2000
Half Baths	0		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	520		Cns Sect Rcnd		590,100
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1703		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			698,918
Replace Cost			47,995
Year Built			1984
Effective Year Built			2000
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			21
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			79
Cns Sect Rcnd			590,100
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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,625	1,625	1,625	195.01	316,892
BSM	Basement	0	1,703	341	39.05	66,499
CTH	Cathedral Ceiling	0	320	32	19.50	6,240
DCK	Deck	0	16	2	24.38	390
FEP	Finished Enclosed Porch	0	266	160	117.30	31,202
FOP	Open Porch	0	12	2	32.50	390
FUS	Finished Upper Story	1,386	1,386	1,386	195.01	270,285
PTO	Patio	0	356	18	9.86	3,510
SHD	Attached Shed	0	28	10	69.65	1,950
WDK	Deck	0	84	8	18.57	1,560
Ttl Gross Liv / Lease Area		3,011	5,796	3,584		698,918

