

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HARDIMAN MATTHEW			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
KRALL JORDYN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	274,600	274,600	
46 TEMPLE ST		SUPPLEMENTAL DATA			RES LAND	1010	358,200	358,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1040 Total Acres 1.153 Chapter Lan GIS ID F_871293_2846946			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		634,200	634,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HARDIMAN MATTHEW		49504 0226	02-15-2018	Q	I	435,000	00	Year	Code	Assessed	Year	Code	Assessed
KRALL ERIN D		25479 0186	06-18-2003	Q	I	420,000	00	2023	1010	266,200	2022	1010	220,400
CASIGLIA JEFFREY M		21703 0030	03-13-2002	Q	I	365,000	00		1010	372,500		1010	307,000
ELDREDGE ANDREW H		17670 0286	07-16-1999	Q	I	280,000	00		1010	900		1010	900
COWDEN JOHN J JR		16138 0056	04-29-1998	Q	I	204,000	00	Total		639,600	Total		528,300
								Total			Total		453,800

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									APPRAISED VALUE SUMMARY			
												Appraised Bldg. Value (Card)			274,600
												Appraised Xf (B) Value (Bldg)			0
												Appraised Ob (B) Value (Bldg)			1,400
												Appraised Land Value (Bldg)			358,200
												Special Land Value			0
												Total Appraised Parcel Value			634,200
												Valuation Method			C
												Total Appraised Parcel Value			634,200

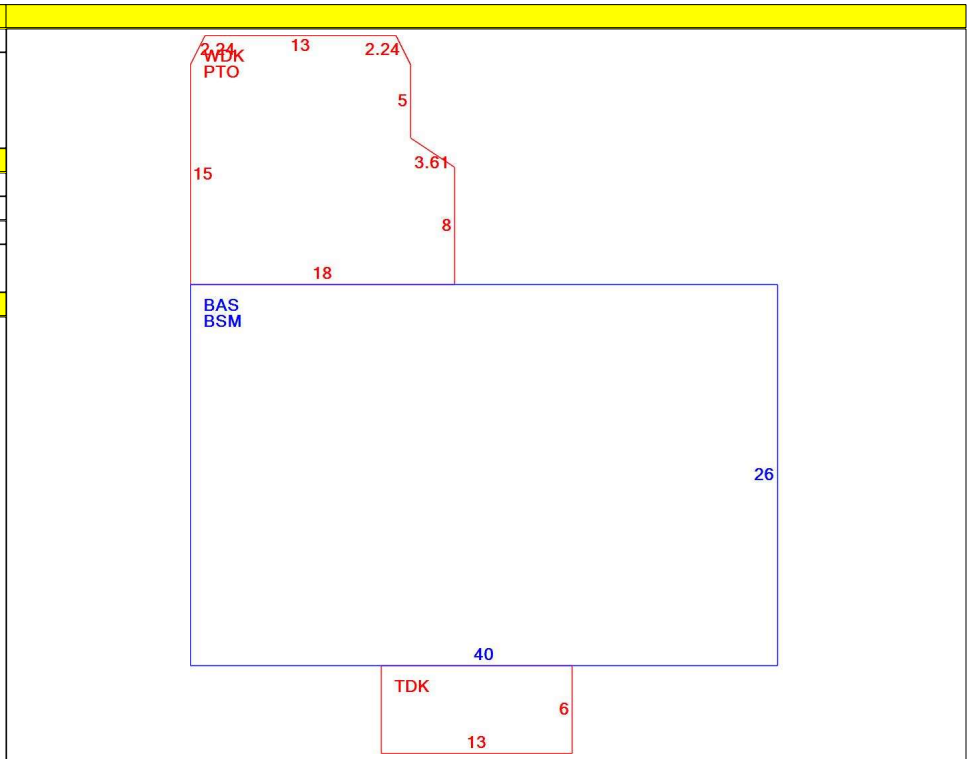
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
20000321	08-21-2000	AD	Addition	5,400	06-20-2001	100		2-LEVEL DECK		12-11-2018	SJD	9	1	01	Measure - No Entry
13846	10-11-1995	NC	New Construct	1,000	05-30-1996	100		8X12 UTILITY SHED		04-12-2013	VGS			20	Field Review
										01-26-2008	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	0050	1.000			1.0000	350,000
1	1010	Single Family	RC	Residual	0.235 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	8,200
Total Card Land Units					1.15 AC	Parcel Total Land Area					1.15	Total Land Value			358,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
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			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	650				
FBM Quality	04	Above Average			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1040				

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

COST / MARKET VALUATION	
Net Other Adj	279,096
Replace Cost	44,005
Year Built	1962
Effective Year Built	2006
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	274,600
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	1995	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	1,040	1,040	1,040	215.02	223,621
BSM	Basement	0	1,040	208	43.00	44,724
PTO	Patio	0	280	14	10.75	3,010
TDK	Trex Deck	0	78	8	22.05	1,720
WDK	Deck	0	280	28	21.50	6,021
Ttl Gross Liv / Lease Area		1,040	2,718	1,298		279,096

