

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
5 SOUTH PASTURE LANE LLC			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,182,000	1,182,000	
23 KIRKLAND CIR		SUPPLEMENTAL DATA			RES LAND	1010	556,700	556,700		
WELLESLEY MA 02481		Alt Prcl ID	Scnd Home 500768	Cyclical 5	RESIDNTL	1010	22,100	22,100		
		Tax Class T	Tot Fin Area 4318	Exemption W			Total		1,760,800	1,760,800
		Total Acres 4.030	Chapter Lan	District						
		GIS ID F_874056_2844964	Assoc Pid#	Res Exem						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
5 SOUTH PASTURE LANE LLC		54888 116	04-30-2021	Q	I	1,725,000	00	Year	Code	Assessed	Year	Code	Assessed
BERWIND DAVID M III		45518 0217	05-07-2015	Q	I	1,200,000	00	2023	1010	941,800	2022	1010	879,800
HOFFMAN GARTH H & TARBOX GWEN		17696 0339	07-26-1999	U	I	480,000	1		1010	572,200		1010	487,700
									1010	14,900		1010	14,900
								Total		1,528,900	Total		1,382,400
								Total			Total		1,213,900

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				

NOTES			
IN-LAW APARTMENT			

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,182,000		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	22,100		
Appraised Land Value (Bldg)	556,700		
Special Land Value	0		
Total Appraised Parcel Value	1,760,800		
Valuation Method	C		
Total Appraised Parcel Value	1,760,800		

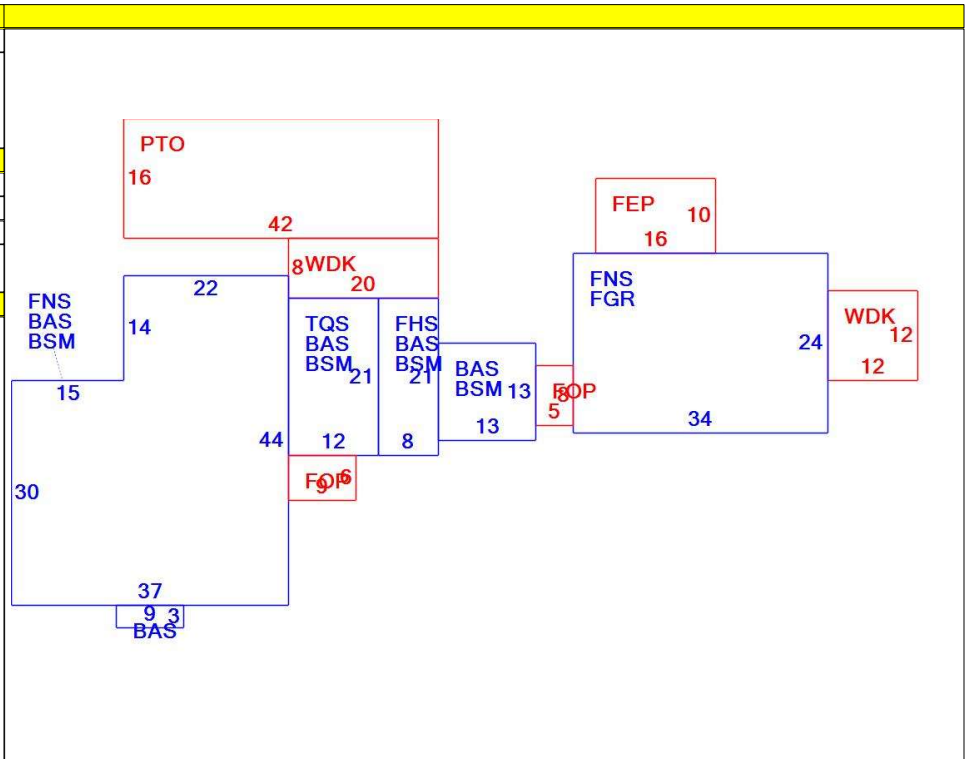
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2017-406	11-29-2017	RM	Remodel	52,820	04-04-2019	100		KITCHEN REMODEL	04-04-2019	SJT	5		00	Measure & Listed
88	04-27-2010	MS	Miscellaneous	18,000		100		RPL 18X24 STORAGE BL	05-13-2016	SJD	9		01	Measure - No Entry
447	10-01-1999	NC	New Construct	120,000	04-30-2001	100		2-STY ADD;2 DORMERS	04-12-2013	VGS			20	Field Review
426	09-17-1999	RM	Remodel	2,500	01-04-2000	100		PREP OF KIT AND BR R	08-25-2010	KP		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	RC	Residual	3.112 AC	35,000.00	0.46620	5	1.00	0070	1.389			0.52	70,500
Total Card Land Units					4.03 AC	Parcel Total Land Area					4.03	Total Land Value			556,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2007	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	6				
Full Baths	4				
Half Baths	1				
Extra Fixtures	5				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2007				

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

COST / MARKET VALUATION		
Net Other Adj		1,262,518
Replace Cost		65,550
Year Built		1,328,068
Effective Year Built		1950
Depreciation Code		2010
Remodel Rating		R
Year Remodeled		
Depreciation %		11
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		89
Cns Sect Rcnd		1,182,000
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
BRN3	Barn - 1 St w/L	L	500	52.00	2009	G	85	C	1.00	22,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,034	2,034	2,034	241.91	492,041
BSM	Basement	0	2,007	401	48.33	97,005
FEP	Finished Enclosed Porch	0	160	96	145.14	23,223
FGR	Garage	0	816	326	96.64	78,862
FHS	Finished Half Story	84	168	84	120.95	20,320
FNS	Finished 90% Story	2,011	2,234	2,011	217.76	486,477
FOP	Open Porch	0	94	14	36.03	3,387
PTO	Patio	0	672	34	12.24	8,225
TQS	Three Quarter Story	189	252	189	181.43	45,721
WDK	Deck	0	304	30	23.87	7,257
Ttl Gross Liv / Lease Area		4,318	8,741	5,219		1,262,518

