

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WALSH NATHAN S			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
8 RACHAELS LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	643,400	643,400
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	431,900	431,900	
		Alt Prcl ID			0 Medium	RESIDNTL	1010	22,100	22,100
		Scnd Home			Cyclical 5				
		Tax Class T			Exemption W				
		Tot Fin Area 2879			District				
		Total Acres .5			Res Exem				
		Chapter Lan			Assoc Pid#				
		GIS ID F_873540_2846558							
						Total	1,097,400	1,097,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed	
WALSH BRIAN F L/E	56820 256	05-18-2022	U	I	10	1A	2023	1010	479,100	2022	1010	399,000
WALSH NATHAN S	56820 253	05-18-2022	U	I	10	1A		1010	463,100		1010	295,400
WALSH BRIAN F (L/E)	48671 0210	07-17-2017	U	I	10	1A		1010	16,900		1010	16,900
WALSH BRIAN F	45552 0294	05-15-2015	Q	I	650,000	00						
LEVENHAGEN LORALIE	41890 0097	08-31-2012	Q	I	590,000	00						
						Total	959,100	Total	711,300	Total	686,800	

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
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								643,400	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								22,100	
Appraised Land Value (Bldg)								431,900	
Special Land Value								0	
Total Appraised Parcel Value								1,097,400	
Valuation Method								C	
Total Appraised Parcel Value								1,097,400	

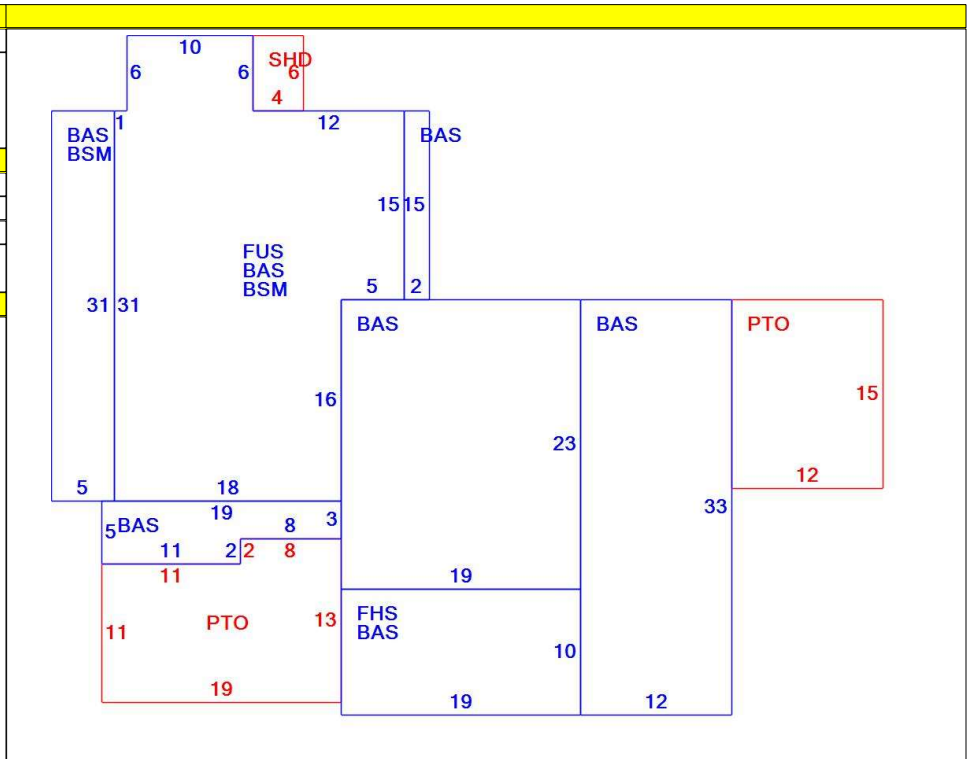
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2012-139	10-09-2012	MN	Maintenance		07-29-2013	100		RPL 20 WINDOWS, 3 DRS & ST TEMPORARY TENT	05-10-2016	SJD	9	1	01	Measure - No Entry	
15104	08-26-1998	NC	New Construct		07-29-2013	100			07-29-2013	BH				01	Measure - No Entry
									04-12-2013	VGS				20	Field Review
									10-16-2012	SJD	9	1	00	Measure & Listed	
									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	R1	Primary	24,860 SF	12.96	1.00000	5	1.00	0060	1.341		1.0000	17.37	431,900	
Total Card Land Units					0.57	AC	Parcel Total Land Area					0.57	Total Land Value			431,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	730	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2	06	Cust Wd Panel			
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	2				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	730				

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

COST / MARKET VALUATION	
Net Other Adj	748,096
Replace Cost	27,040
Year Built	775,136
Effective Year Built	1940
Depreciation Code	2004
Remodel Rating	E
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnld	643,400
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	80	21.00	1980	A	70	C	1.00	1,200
FGR1	Garage - 1 Sto	L	574	52.00	1986	A	70	C	1.00	20,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,980	1,980	1,980	252.22	499,404
BSM	Basement	0	848	170	50.56	42,878
FHS	Finished Half Story	95	190	95	126.11	23,961
FUS	Finished Upper Story	693	693	693	252.22	174,791
PTO	Patio	0	405	20	12.46	5,044
SHD	Attached Shed	0	24	8	84.07	2,018
Ttl Gross Liv / Lease Area		2,768	4,140	2,966		748,096

