

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOLAND BRIAN P			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
TOLAND SHAY M STUDLEY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	822,500	822,500	
4 RACHAELS LN				0 Medium		RES LAND	1010	428,400	428,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	44,700	44,700	
Alt Prcl ID		Cyclical 5								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2808		District								
Total Acres .55		Res Exem								
Chapter Lan										
GIS ID F_873532_2846790		Assoc Pid#								
							Total	1,295,600	1,295,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TOLAND BRIAN P	49926	0213	06-15-2018	Q	I	865,000	00	Year	Code	Assessed	Year	Code	Assessed
VANHAUR PETER & WILKINSON ASHLE	41626	0262	07-10-2012	Q	I	625,000	00	2023	1010	637,300	2022	1010	594,000
WINANS BRUCE D & SUSAN A	15936	0178	02-27-1998	Q	I	440,000	00		1010	459,300		1010	294,000
HUGHES JAMES L	9047	0057	04-15-1993	Q	I	445,000	00		1010	28,600		1010	28,600
HUGHES JAMES L	9047	0057	03-23-1989	Q	I	425,000	00						
							Total	1,125,200	Total	916,600	Total	822,000	

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)									822,500
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									44,700
Appraised Land Value (Bldg)									428,400
Special Land Value									0
Total Appraised Parcel Value									1,295,600
Valuation Method									C
Total Appraised Parcel Value									1,295,600

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
2018-398	10-31-2018	RM	Remodel	100,000	04-04-2019	100		REMODEL 1ST FLR OF HOME.	04-04-2019	SJT	5		00	Measure & Listed
143	11-28-2007	MS	Miscellaneous	17,100		100		REROOF BACK OF HOUSE	04-12-2013	VGS			20	Field Review
141	11-21-2007	MS	Miscellaneous	14,000		100		REROOF FRONT ONLY	07-19-1999	BSB		1	00	Measure & Listed
4	06-22-2005	MN	Maintenance	3,200		100		REPLACEMENT WINDOWS						
11729	10-16-1990	NC	New Construct	14,000	06-01-1991	100		INGROUND POOL 17X34						

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	23,958	SF	13.33	1.00000	5	1.00	0060	1.341		1.0000	17.88	428,400
Total Card Land Units					0.55	AC	Parcel Total Land Area					0.55	Total Land Value			428,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1688	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	204.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		835,920
Heat Fuel	07	Propane	Replace Cost		98,700
Heat Type	05	Hot Water	Year Built		1988
AC Type	01	None	Effective Year Built		2009
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	12	
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good	88	
Gas Fireplaces	0		Cns Sect Rcnld		822,500
Sq Ft Fin Bsmt	1484		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1688		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
SPL2	Ing Pool-Good	L	578	89.00	1990	A	70	C	1.00	36,000
GNR	GENERATOR	L	1	12400.00		A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,688	1,688	1,688	240.35	405,702
BSM	Basement	0	1,688	338	48.13	81,237
CAN	Canopy	0	112	11	23.61	2,644
FGR	Garage	0	672	269	96.21	64,653
FOP	Open Porch	0	348	52	35.91	12,498
FUS	Finished Upper Story	1,120	1,120	1,120	240.35	269,186
Ttl Gross Liv / Lease Area		2,808	5,628	3,478		835,920

