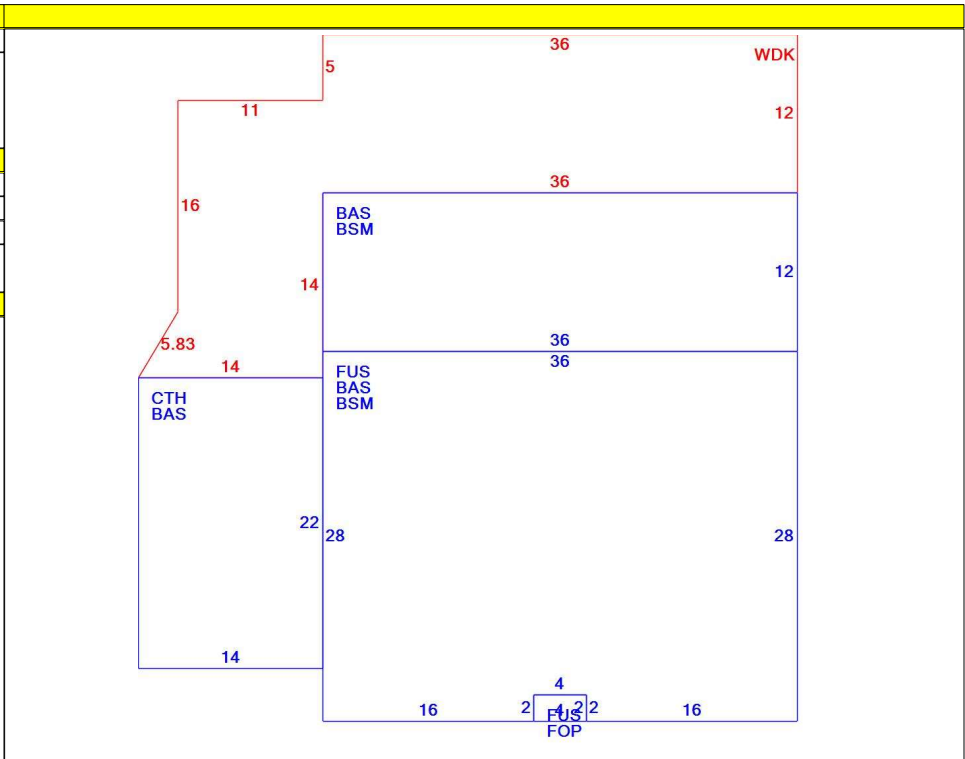


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
KNIPPENBERG JULIE 48 MERRY AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	Total 1,175,700 1,175,700							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	556,400	556,400								
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010	560,700	560,700								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3098 Total Acres 5.138 Chapter Lan GIS ID F_873505_2844044		Cyclical 5 Exemption W District Res Exem Assoc Pid#		RESIDNTL		1010	58,600	58,600											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
KNIPPENBERG JULIE		46081	0224	09-25-2015	Q	I		740,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
PELHAM RUSSELL M TT & PELHAM LIN		42837	0172	03-25-2013	U	I		1	1A	2023	1010	426,300	2022	1010	391,100	2021	1010	346,200	
PELHAM RUSSELL W		42806	0316	03-18-2013	U	I		1	1A		1010	577,400		1010	492,500		1010	379,700	
PELHAM RUSSELL W TT		41687	0290	07-23-2012	U	I		100	1A		1010	36,200		1010	36,200		1010	36,200	
PELHAM RUSSELL W		33157	0165	08-07-2006	U	I		820,000	1	Total		1,039,900	Total		919,800	Total		762,100	
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														
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY							
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				556,400					
0070										Appraised Xf (B) Value (Bldg)				0					
								Appraised Ob (B) Value (Bldg)				58,600							
								Appraised Land Value (Bldg)				560,700							
								Special Land Value				0							
								Total Appraised Parcel Value				1,175,700							
								Valuation Method				C							
								Total Appraised Parcel Value				1,175,700							
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		
2015-403	11-30-2015	MN	Maintenance	5,000		100		REMOVE WALL, INSTALL ENG				05-13-2016	SJD	9	1	01	Measure - No Entry		
13618	04-13-1995	AD	Addition	15,000	05-30-1996	100		14X22 1 STY ADD				04-12-2013	VGS			20	Field Review		
11594	05-31-1990	NC	New Construct	15,500	05-01-1991	100		INGROUND POOL 20X48				03-05-2013	KP	7	1	00	Measure & Listed		
												01-24-2008	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	0070	1.389				1.0000	12.16	486,200		
1	1010	Single Family	WP	Residual	3.600	AC 35,000.00	0.41600	5	1.00	0070	1.389				1.0000	0.46	72,800		
1	1010	Single Family	RC	Undevelop	0.620	AC 2,000.00	1.00000	0	1.00	0070	1.389				1.0000	0.06	1,700		
Total Card Land Units					5.14	AC	Parcel Total Land Area					5.14	Total Land Value					560,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1432	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			630,274
Interior Floor 2			Net Other Adj		48,213
Heat Fuel	02	Oil	Replace Cost		678,488
Heat Type	05	Hot Water	Year Built		1986
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	2		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		556,400
Sq Ft Fin Bsmt	510		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	3		Misc Imp Ovr Comment		
Bsmt Area	1432		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
BRN1	Barn - 1 Story	L	900	39.00	1986	A	70	C	1.00	24,600
SPL1	Ing Pool - Ave	L	760	64.00	1990	A	70	C	1.00	34,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,740	1,740	1,740	201.17	350,041
BSM	Basement	0	1,432	286	40.18	57,535
CTH	Cathedral Ceiling	0	308	31	20.25	6,236
FOP	Open Porch	0	8	1	25.15	201
FUS	Finished Upper Story	1,008	1,008	1,008	201.17	202,782
WDK	Deck	0	671	67	20.09	13,479
Ttl Gross Liv / Lease Area		2,748	5,167	3,133		630,274

