

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NEUMANN ERIC K			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
NASCIMENTO MONICA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	526,800	526,800
52 SCHOOL ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	486,800	486,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1956 Total Acres 1.288 Chapter Lan			Cyclical 6 Exemption W District Res Exem	RESIDNTL	1010	85,300	85,300
GIS ID F_868399_2833713		Assoc Pid#			Total		1,098,900	1,098,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEUMANN ERIC K		54727 235	04-05-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
NEUMANN ERIC K		49288 0312	12-12-2017	Q	I	800,000	00	2023	1010	465,100	2022	1010	423,900
SATTERFIELD RICHARD D		31447 0315	09-30-2005	Q	I	635,000	00		1010	522,400	2021	1010	331,900
THURSTON DAVID R		23138 0244	10-17-2002	Q	I	539,000	00		1010	48,800		1010	48,800
WHALEN RICHARD F		8333 0117	09-14-1993	Q	I	220,000	00	Total		1,036,300	Total		804,600
								Total		750,600	Total		750,600

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				

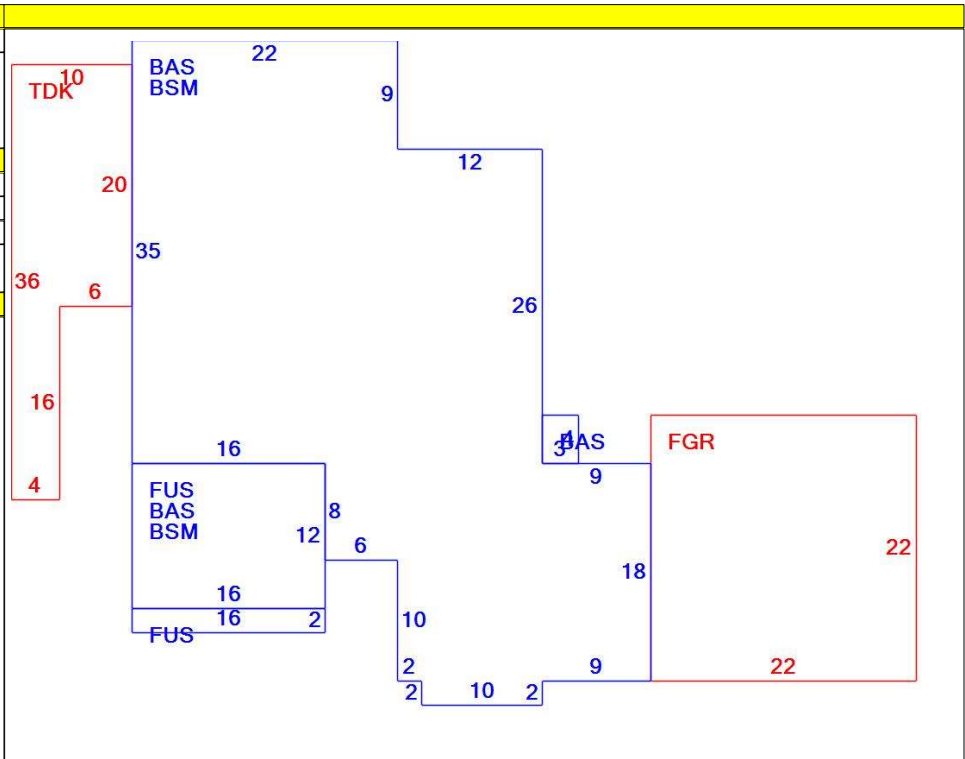
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)		526,800	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		85,300	
Appraised Land Value (Bldg)		486,800	
Special Land Value		0	
Total Appraised Parcel Value		1,098,900	
Valuation Method		C	
Total Appraised Parcel Value		1,098,900	

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
2014-168	08-26-2014	MN	Maintenance	5,644		100		REPLACE 3 WINDOWS-PERMI	04-11-2018	SJD	9	1	07	Measure - Info @ Door
2013-121	07-05-2013	MN	Maintenance	9,505		100		3 REPLACEMENT WINDOWS	08-10-2015	JLF	7	1	00	Measure & Listed
158	08-26-2009	AD	Addition	13,000		100		FOUNDATION 384'UTILB	06-03-2014	JLF	5		30	Quality Control
73	05-29-2009	NC	New Construct	3,000		100		FOUNDATION UTIL BLDG	07-24-2013	BH			07	Measure - Info @ Door
141	05-15-2008	MS	Miscellaneous	14,500	07-24-2013	100		12X32 UTIL BLDG	04-12-2013	VGS			20	Field Review
140	05-15-2008	MS	Miscellaneous	5,000		100		FOUNDA 12X48 UTIL BL	05-31-2012	KP	5	1	00	Measure & Listed
11	05-09-2007	MS	Miscellaneous	3,300		100		GAZEBO/TENT						

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.370 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	17,400
Total Card Land Units					1.29 AC	Parcel Total Land Area					1.29	Total Land Value			486,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1720	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	06	Board & Batten	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			558,910
Interior Floor 2			Net Other Adj		91,430
Heat Fuel	03	Gas	Replace Cost		650,340
Heat Type	05	Hot Water	Year Built		1968
AC Type	01	None	Effective Year Built		2002
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		19
Total Rooms	7		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	0		Percent Good		81
Gas Fireplaces	0		Cns Sect Rcnld		526,800
Sq Ft Fin Bsmt	1200		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1720		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
SPL1	Ing Pool - Ave	L	480	64.00	1995	A	70	C	1.00	21,500
BRN5	Barn - 2 Story	L	1,088	69.00	2009	G	85	C	1.00	63,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,732	1,732	1,732	221.79	384,139
BSM	Basement	0	1,720	344	44.36	76,296
FGR	Garage	0	484	194	88.90	43,027
FUS	Finished Upper Story	224	224	224	221.79	49,681
TDK	Trex Deck	0	264	26	21.84	5,767
Ttl Gross Liv / Lease Area		1,956	4,424	2,520		558,910

