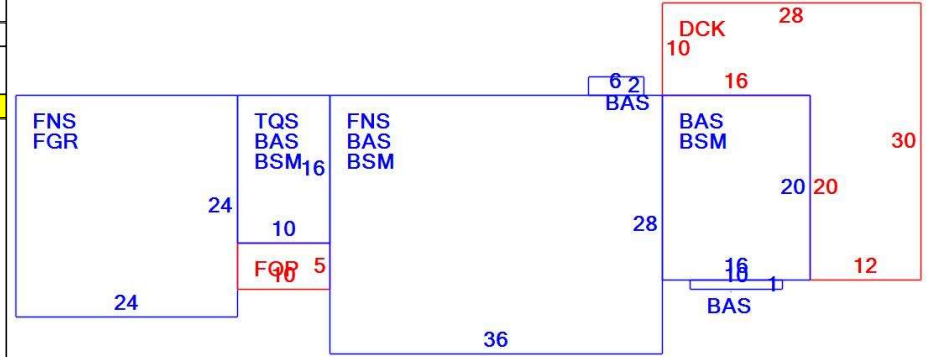


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
VIERA LEONARD & WINCHESTER-VI VIERA REALTY TRUST 131 ELM ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	743,300	743,300								
				0	Medium			RES LAND	1010	483,500	483,500								
SUPPLEMENTAL DATA												RESIDNTL	1010	2,100	2,100				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3026 Total Acres 1.218 Chapter Lan GIS ID F_870286_2834192				Cyclical 6 Exemption W District Res Exem Assoc Pid#						Total	1,228,900	1,228,900							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
VIERA LEONARD & WINCHESTER-VIER		34766	0341	07-02-2007		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed			
VIERA LEONARD		15168	0091	05-13-1997		U	V	100		1A	2023	1010	551,900	2022	1010	458,500			
VIERA AMY WINCHESTER		14968	0061	02-12-1997		U	V	100		1A		1010	518,900		1010	329,700			
WINCHESTER MARK K		14968	0060	02-12-1997		U	V	100		1A		1010	1,400		1010	1,400			
VIERA AMY WINCHESTER		14882	0341	12-31-1996		Q	V	120,000		00					1010	1,400			
												Total	1,072,200	Total	789,600	Total	762,800		
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																			
Nbhd		Nbhd Name		B		Tracing		Batch											
0060																			
NOTES																			
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result		
12	08-18-2008	MS	Miscellaneous	3,300		100		10X12 UTILITY BLDG				11-05-2020	SJT	10		20	Field Review		
14577	07-15-1997	NC	New Construct	8,000		100		12X30 & 12X16 DECK				04-12-2013	VGS			20	Field Review		
14388	02-26-1997	NC	New Construct	178,000	11-28-1997	100		2STRY DWELL ATT GARG				02-14-2008	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	0060	1.341					1.0000	11.74	469,400	
1	1010	Single Family	RC	Residual	0.300	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.08	14,100	
Total Card Land Units					1.22	AC	Parcel Total Land Area					1.22	Total Land Value					483,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1488	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1488				

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

COST / MARKET VALUATION			
Net Other Adj		831,824	
Replace Cost		22,560	
Year Built		1997	
Effective Year Built		2008	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		13	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		87	
Cns Sect Rcnd		743,300	
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	120	21.00	2008	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,510	1,510	1,510	228.27	344,691
BSM	Basement	0	1,488	298	45.72	68,025
DCK	Deck	0	520	52	22.83	11,870
FGR	Garage	0	576	230	91.15	52,503
FNS	Finished 90% Story	1,426	1,584	1,426	205.50	325,516
FOP	Open Porch	0	50	8	36.52	1,826
TQS	Three Quarter Story	120	160	120	171.20	27,393
Ttl Gross Liv / Lease Area		3,056	5,888	3,644		831,824

