

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RANDALL BRANDON			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
RANDALL AMANDA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	846,200	846,200
187 TOBEY GARDEN ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	488,600	488,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4031 Total Acres 1.328 Chapter Lan GIS ID F_871682_2834872			Cyclical Exemption W District Res Exem	RESIDNTL	1010	29,000	29,000
						Total		1,363,800	1,363,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
RANDALL BRANDON		42803 0349	03-15-2013	Q	I	727,500	00	Year	Code	Assessed	Year	Code	Assessed	
HART JAY C & BAKER-HART LAUREN		15029 0020	03-14-1997	Q	I	415,000	00	2023	1010	644,700	2022	1010	590,300	
									1010	524,500		1010	333,200	
									1010	21,500		1010	21,500	
						Total		1,190,700	Total		945,000	Total		837,000

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	846,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	29,000
Appraised Land Value (Bldg)	488,600
Special Land Value	0
Total Appraised Parcel Value	1,363,800
Valuation Method	C
Total Appraised Parcel Value	1,363,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES													
WAS 1 STY; MAJOR RENOVATION STRTING 1986													

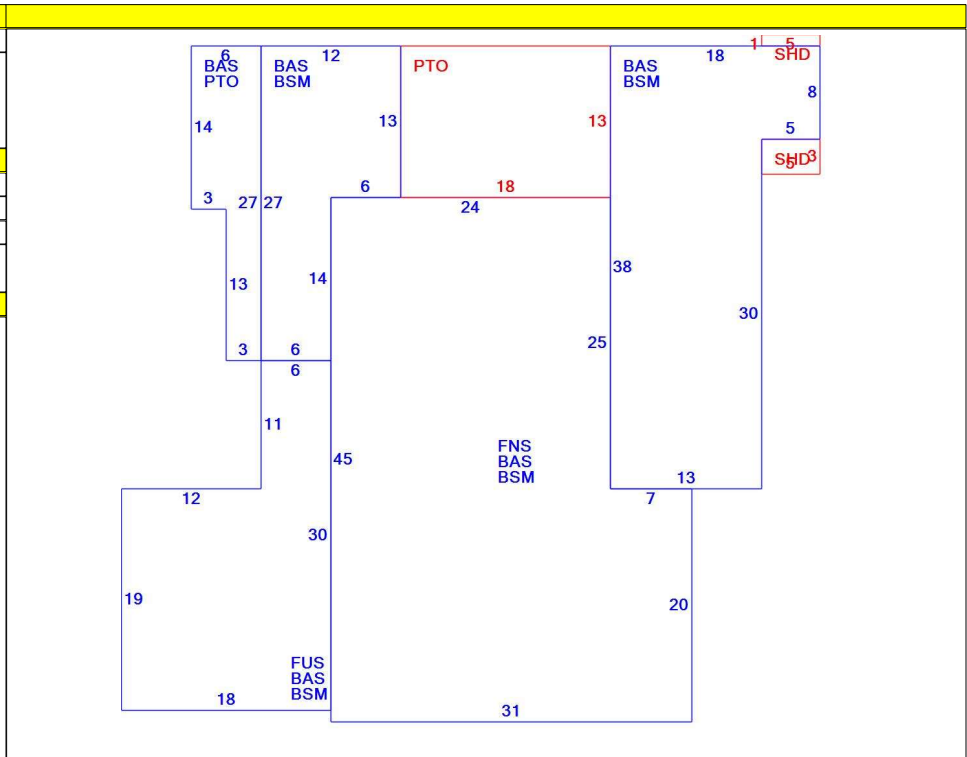
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
58	02-19-2008	RM	Remodel	15,000	05-27-2008	100		RM KITCHEN & ENLARGE	04-09-2014	SJD	9	1	00	Measure & Listed
340	08-02-2002	AD	Addition	50,000		100		2 STY/BATHROOM	04-12-2013	VGS			20	Field Review
113	04-01-2002	RM	Remodel	10,000	04-01-2003	100		FIN PLAYRM IN BSMT	05-27-2008	KP		1	09	Total Refusal

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	0.410 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	19,200
Total Card Land Units					1.33 AC	Parcel Total Land Area					1.33	Total Land Value			488,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2402	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
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	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	12				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	520				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2402				

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

COST / MARKET VALUATION				
Net Other Adj			860,759	
Replace Cost			49,155	
Year Built			1986	
Effective Year Built			2014	
Depreciation Code			R	
Remodel Rating				
Year Remodeled				
Depreciation %			7	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			93	
Cns Sect Rcnld			846,200	
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	144	21.00	1980	A	70	C	1.00	2,100
FGR1	Garage - 1 Sto	L	572	52.00	1989	A	70	C	1.00	20,800
PTO	Patio	L	480	15.00	2005	G	85	C	1.00	6,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,525	2,525	2,525	189.76	479,148
BSM	Basement	0	2,402	480	37.92	91,086
FNS	Finished 90% Story	1,098	1,220	1,098	170.79	208,358
FUS	Finished Upper Story	408	408	408	189.76	77,423
PTO	Patio	0	357	18	9.57	3,416
SHD	Attached Shed	0	20	7	66.42	1,328
Ttl Gross Liv / Lease Area		4,031	6,932	4,536		860,759

