

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRAYER THOMAS B TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
BRAYER COLLEEN B TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	357,700	357,700	
116 TOBEY GARDEN ST		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	486,800	486,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2649 Total Acres 1.288 Chapter Lan GIS ID F_872494_2835668			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,300	1,300	
						Total		845,800	845,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BRAYER THOMAS B TT		LCC 125926	10-16-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
BRAYER THOMAS B & COLLEEN B		LCC 85243	04-29-1994	Q	I	145,350	00	2023	1010	267,100	2022	1010	222,900	
WHITE ROBERT G		LCC 85537	11-16-1993	Q	I	165,000	00		1010	522,400		1010	331,900	
									1010	800		1010	800	
						Total		790,300	Total		555,600	Total		541,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

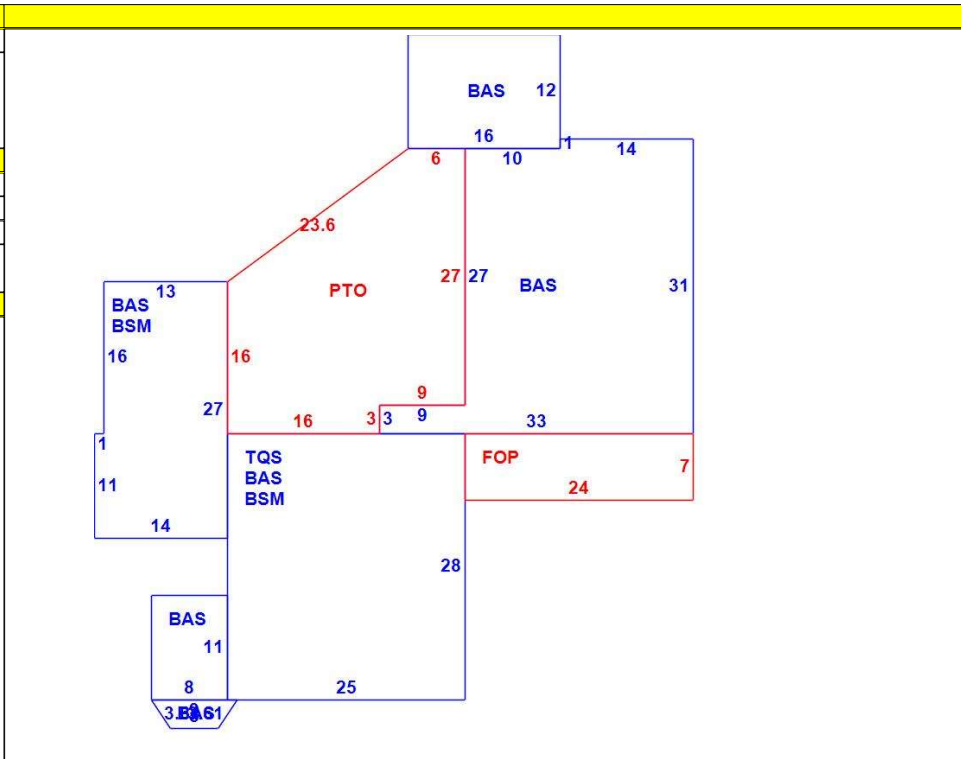
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	357,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,300
Appraised Land Value (Bldg)	486,800
Special Land Value	0
Total Appraised Parcel Value	845,800
Valuation Method	C
Total Appraised Parcel Value	845,800

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
3	09-05-2007	MS	Miscellaneous	0		100		OLYMPIC WOOD STOVE	01-03-2020	SJT	10		00	Measure & Listed
23	05-16-2005	AD	Addition			100		120 SHED	04-12-2013	VGS			20	Field Review
19990266	06-16-1999	AD	Addition	35,000	01-03-2000	100		12X11 AD/DRMR/INT RM	01-03-2000	KP		1	00	Measure & Listed
19990216	05-19-1999	NC	New Construct	5,000		100		STRIP & REROOF						

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	CONVERTED USE CODE - OL		11.74	469,400	
1	1010	Single Family	RC	Residual	0.370	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.08	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	04	Cape Cod	Bsmt Area	1077	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type		Code
Roof Cover	03	Asphalt			Description
Interior Wall 1	05	Drywall			Factor%
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		511,125
Interior Floor 2	14	Carpet	Replace Cost		22,770
Heat Fuel	03	Gas	Year Built		533,895
Heat Type	08	Radiant-Water	Effective Year Built		1923
AC Type	01	None	Depreciation Code		1988
Bedrooms	3		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		33
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		67
Extra Openings	0		Cns Sect Rcnld		357,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1077		Cost to Cure Ovr Comment		



<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	48	21.00	1980	P	35	C	1.00	400
SHD1	Shed	L	120	21.00	1980	P	35	C	1.00	900

<b>BUILDING SUB-AREA SUMMARY SECTION</b>						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,124	2,124	2,124	175.28	372,301
BSM	Basement	0	1,062	212	34.99	37,160
FOP	Open Porch	0	168	25	26.08	4,382
PTO	Patio	0	590	30	8.91	5,258
TQS	Three Quarter Story	525	700	525	131.46	92,024
<b>Ttl Gross Liv / Lease Area</b>		<b>2,649</b>	<b>4,644</b>	<b>2,916</b>		<b>511,125</b>

