

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
DUNBAR WILLIAM H		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
DUNBAR KATHERINE M		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		380,000	380,000
615 HAMMOND ST APT 1				0	Medium			RES LAND	1010		475,000	475,000
SUPPLEMENTAL DATA								RESIDNTL	1010	8,700	8,700	
CHESTNUT HIL MA 02467		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2584 Total Acres 1.038 Chapter Lan		Cyclical 6 Exemption W District Res Exem								
GIS ID F_871497_2835360		Assoc Pid#						Total		863,700	863,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUNBAR WILLIAM H	LCC	130927	10-14-2020	Q	I	630,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MANGIONE FRANCIS C TT	LCC	121987	06-19-2015	U	I	100	1A	2023	1010	289,000	2022	1010	264,300	2021	1010	236,400
MANGIONE FRANCIS C	LCC	73517	07-01-1986	Q	I	255,000	00		1010	509,800		1010	323,900		1010	312,500
									1010	6,300		1010	6,300			
Total								805,100		Total		594,500		Total		548,900

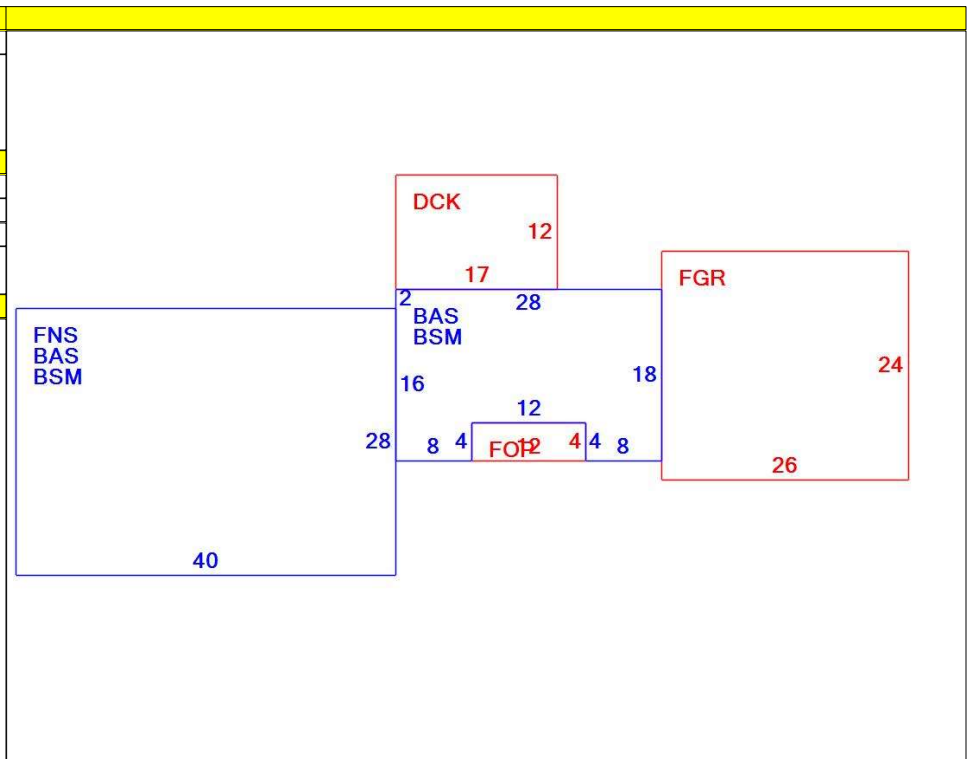
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int					
		Total	0.00											

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					380,000
0060					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					8,700
					Appraised Land Value (Bldg)					475,000
					Special Land Value					0
					Total Appraised Parcel Value					863,700
					Valuation Method					C
					Total Appraised Parcel Value					863,700

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
										05-03-2021	SJD	9	1	07	Measure - Info @ Door
										11-04-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										10-12-1999	CMS		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	0.120	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	5,600
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			475,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1576		
Model	01	Residential		Bsmt Type	04		
Grade	05	Ave/Good		Unfin Area	0.00	Full	
Stories	1.9						
Occupancy	1			CONDO DATA			
Exterior Wall 1	11	Clapboard		Parcel Id		C	Ownr
Exterior Wall 2						B	S
Roof Structure	07	Gambrel		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood		Net Other Adj	565,316		
Interior Floor 2				Replace Cost	28,470		
Heat Fuel	03	Gas		Year Built	1970		
Heat Type	05	Hot Water		Effective Year Built	1985		
AC Type	01	None		Depreciation Code	F		
Bedrooms	3			Remodel Rating			
Full Baths	2			Year Remodeled			
Half Baths	2			Depreciation %	36		
Extra Fixtures	0			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	64		
Extra Openings	1			Cns Sect Rcnd	380,000		
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	1576			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
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,576	1,576	1,576	178.00	280,522
BSM	Basement	0	1,576	315	35.58	56,069
DCK	Deck	0	204	20	17.45	3,560
FGR	Garage	0	624	250	71.31	44,499
FNS	Finished 90% Story	1,008	1,120	1,008	160.20	179,420
FOP	Open Porch	0	48	7	25.96	1,246
Ttl Gross Liv / Lease Area		2,584	5,148	3,176		565,316

