

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GLEASON PAUL F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GLEASON PHYLLIS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,338,700	1,338,700
8 GERSHON WAY		SUPPLEMENTAL DATA			RES LAND	1090	2,943,300	2,943,300	
WINCHESTER MA 01890		Alt Prcl ID Scnd Home 500092 Tax Class T Tot Fin Area 4767 Total Acres 2.089 Chapter Lan			Cyclical Exemption W W District Res Exem	RESIDNTL	1090	3,900	3,900
GIS ID F_874116_2831101		Assoc Pid#			Total		4,285,900	4,285,900	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GLEASON PAUL F		4217 0304	11-16-1976	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	1,004,300	2022	1090	833,800
									1090	1,936,100		1090	1,492,900
									1090	2,600		1090	2,600
								Total		2,943,000	Total		2,329,300
								Total			Total		1,914,800

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)	1,338,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,900
Appraised Land Value (Bldg)	2,943,300
Special Land Value	0
Total Appraised Parcel Value	4,285,900
Valuation Method	C
Total Appraised Parcel Value	4,285,900

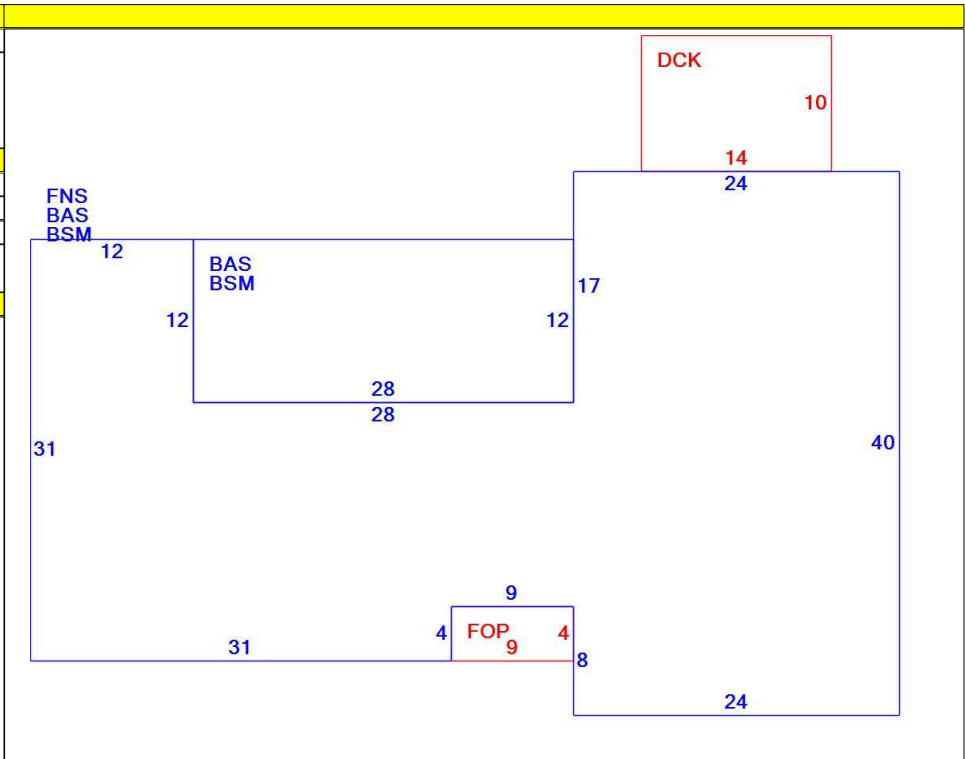
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

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
179	06-09-2008	NC	New Construct	25,000		100		DORMER,FIN 180'BASEM	04-12-2013	VGS			20	Field Review
382	08-22-2005	MS	Miscellaneous	6,400		100		12X18 UTILITY BLDG	12-05-2008	KP		1	00	Measure & Listed
484	12-05-2001	NC	New Construct	236,000	12-10-2002	100		2 STY HSE/DECK						
470	11-19-2001	DM	Demolish	10,000	12-29-2001	100		DEMO HOUSE						
20010376	09-19-2001	NC	New Construct	80,000	12-29-2001	100		2 STY GARAGE 28X38						

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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503		W550	5.5000	72.34	2,893,600
1	1090	Multi Houses	RC	Residual	0.931	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	49,000
1	1090	Multi Houses		Undevelop	0.240	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	700
Total Card Land Units					2.09	AC	Parcel Total Land Area					2.09	Total Land Value			2,943,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2164	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
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		1,065,271
Interior Floor 2			Replace Cost		41,650
Heat Fuel	03	Gas	Year Built		2002
Heat Type	04	Forced Air-Duc	Effective Year Built		2012
AC Type	03	Central	Depreciation Code		E
Bedrooms	2		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %	9	
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	1		Percent Good	91	
Extra Openings	0		Cns Sect Rcnld		1,007,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	180		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	2164		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	216	21.00	2005	G	85	C	1.00	3,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,164	2,164	2,164	250.01	541,011
BSM	Basement	0	2,164	433	50.02	108,252
DCK	Deck	0	140	14	25.00	3,500
FNS	Finished 90% Story	1,645	1,828	1,645	224.98	411,258
FOP	Open Porch	0	36	5	34.72	1,250
Ttl Gross Liv / Lease Area		3,809	6,332	4,261		1,065,271



27 BEECHWOOD LN

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION									
GLEASON PAUL F GLEASON PHYLLIS 8 GERSHON WAY WINCHESTER MA 01890		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	RESIDNTL 1090 1,338,700 1,338,700 RES LAND 1090 2,943,300 2,943,300 RESIDNTL 1090 3,900 3,900											
		0	No Sewer	0	Paved	0	Average																
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home 500092 Tax Class T Tot Fin Area 4767 Total Acres 2.089 Chapter Lan GIS ID F_874116_2831101		Cyclical Exemption W W District Res Exem Assoc Pid#		7		Total						4,285,900		4,285,900					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)											
GLEASON PAUL F		4217	0304	11-16-1976		U	I	1		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
		Total		0.00								2023	1090	1,004,300	2022	1090	833,800	2021	1090	801,800			
													1090	1,936,100		1090	1,492,900		1090	1,110,400			
													1090	2,600		1090	2,600		1090	2,600			
		Total										Total		2,943,000		Total		2,329,300		Total		1,914,800	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY											
												Appraised Bldg. Value (Card) 1,338,700											
												Appraised Xf (B) Value (Bldg) 0											
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												Appraised Land Value (Bldg) 2,943,300											
												Special Land Value 0											
												Total Appraised Parcel Value 4,285,900											
												Valuation Method C											
												Total Appraised Parcel Value 4,285,900											
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								
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						
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0080	1.503			0.0000		0.00	0						
Total Card Land Units					0.00 AC	Parcel Total Land Area					2.09	Total Land Value					0						

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.95				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	3				
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	0				

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

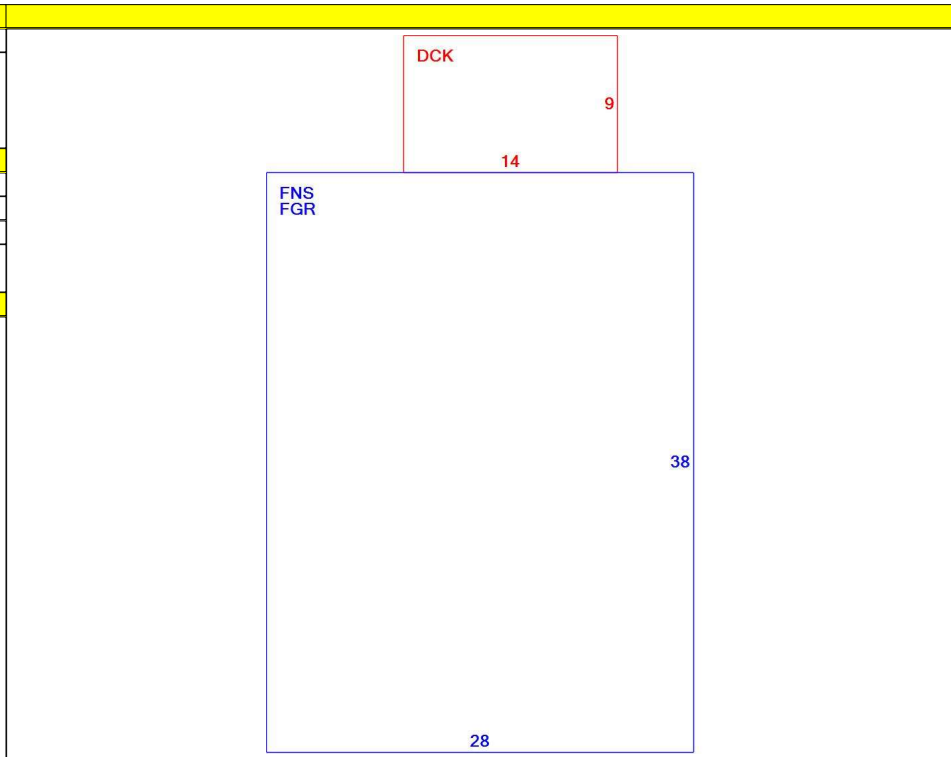
COST / MARKET VALUATION	
Net Other Adj	356,919
Replace Cost	7,250
Year Built	364,170
Effective Year Built	2001
Depreciation Code	2012
Remodel Rating	E
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnld	331,400
Dep % 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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
DCK	Deck	0	126	13	26.36	3,321
FGR	Garage	0	1,064	426	102.29	108,839
FNS	Finished 90% Story	958	1,064	958	230.04	244,759
Ttl Gross Liv / Lease Area		958	2,254	1,397		356,919



27 BEECHWOOD LN

