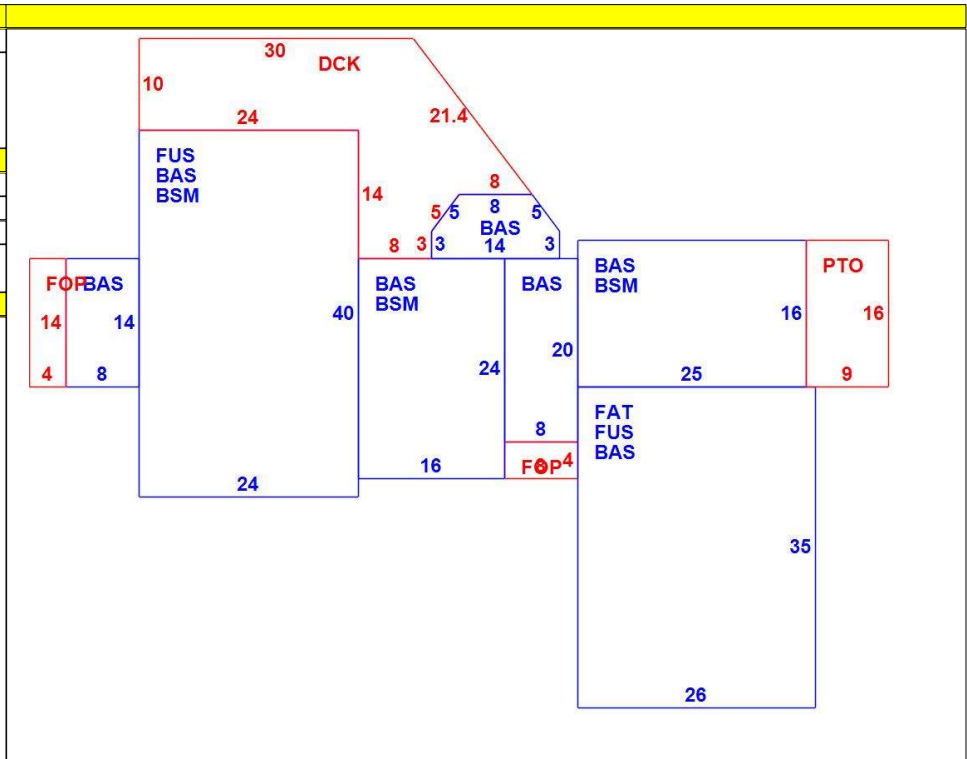


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>				
DUNLAP ANNMARIE R  49 SOULE AVE  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	962,000	962,000							
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1090	353,500	353,500							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4724 Total Acres 1.518 Chapter Lan GIS ID F_872745_2831856		Cyclical 7 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1090	86,800	86,800									
								Total	1,402,300	1,402,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
DUNLAP ANNMARIE R		46618	0189	02-24-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
DUNLAP ANNMARIE R		40237	0291	08-19-2011	Q	I	572,000	00	2023	1090	758,900	2022	1090	689,600	2021	1090	583,900	
HEROLD CHRISTIAN		40157	0079	07-26-2011	U	I	100	1A		1090	367,600		1090	303,000		1090	252,500	
HEROLD CHRISTIAN P & MARCIA H (1/2)		36715	0133	01-23-2009	U	I	1	1F		1090	55,900		1090	55,900		1090	49,900	
HEROLD CHRISTIAN P		36650	0159	12-31-2008	U	I	1	1F	Total		1,182,400	Total		1,048,500	Total		886,300	
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)				962,000						
0050								Appraised Xf (B) Value (Bldg)				0						
								Appraised Ob (B) Value (Bldg)				86,800						
								Appraised Land Value (Bldg)				353,500						
								Special Land Value				0						
								Total Appraised Parcel Value				1,402,300						
								Valuation Method				C						
								Total Appraised Parcel Value				1,402,300						
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				
QPO-22-17	08-16-2022	MN	Maintenance	18,467		100	08-16-2022	NEW SIDING/TRIM TO BACK O	04-30-2019	SJT	5		01	Measure - No Entry				
QPO-21-94	04-28-2021	MN	Maintenance	17,000		100	05-18-2021	Strip front roof of house & back o	08-31-2018	JLF	5		01	Measure - No Entry				
QPO-20-12	10-15-2020	MN	Maintenance	11,000		100		2 Replacement Windows.	06-03-2016	JLF	5		01	Measure - No Entry				
2017-19	01-24-2017	RM	Remodel	80,300	04-30-2019	100	04-30-2019	REMODEL EXISTING KITCHEN	07-16-2015	JLF	5		01	Measure - No Entry				
2015-160	06-10-2015	AD	Addition	275,000	06-03-2016	100		ADDITION 1ST FL 1236, 2ND FL	07-31-2013	BH			01	Measure - No Entry				
2015-129	05-19-2015	DM	Demolish	13,500	07-16-2015	100		DEOM PORTION OF EXISTING	04-12-2013	VGS			20	Field Review				
162	06-20-2012	NC	New Construct	45,000	07-31-2013	100		DEMO POOL INSTALL A NEW I	10-10-2012	KP	6		30	Quality Control				
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	0050	1.000	EASEMENT OVER PROPERT		ES95	0.9500	8.75	332,500
1	1090	Multi Houses	RC	Residual	0.600	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	21,000	
Total Card Land Units					1.52	AC	Parcel Total Land Area					1.52	Total Land Value					353,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2112	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	2				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	3				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2112				

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

COST / MARKET VALUATION	
Net Other Adj	1,017,361
Replace Cost	36,250
Year Built	1,053,611
Effective Year Built	1757
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	864,000
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	1980	A	70	C	1.00	1,800
SHD1	Shed	L	104	21.00	1980	A	70	C	1.00	1,500
SPL2	Ing Pool-Good	L	1,000	89.00	2013	A	70	C	1.00	62,300
SHD1	Shed	L	176	21.00	1980	A	70	C	1.00	2,600
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600

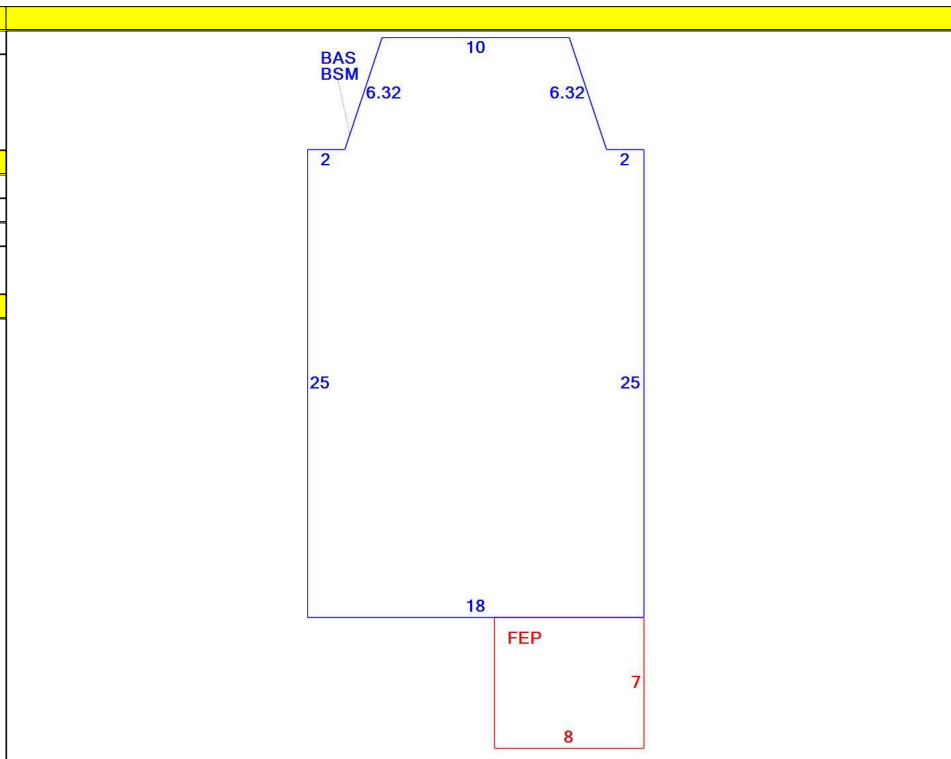
BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,012	3,012	3,012	182.45	549,550
BSM	Basement	0	1,744	349	36.51	63,676
DCK	Deck	0	515	52	18.42	9,488
FAT	Finished Attic	273	910	273	54.74	49,810
FOP	Open Porch	0	88	13	26.95	2,372
FUS	Finished Upper Story	1,870	1,870	1,870	182.45	341,188
PTO	Patio	0	144	7	8.87	1,277
Ttl Gross Liv / Lease Area		5,155	8,283	5,576		1,017,361



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
DUNLAP ANNMARIE R  49 SOULE AVE  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		962,000	962,000				
				0	Medium			RES LAND	1090		353,500	353,500				
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1090	86,800	86,800							
Alt Prcl ID		Cyclical		7												
Scnd Home		Exemption														
Tax Class T		W														
Tot Fin Area 4724		District														
Total Acres 1.518		Res Exem														
Chapter Lan																
GIS ID F_872745_2831856		Assoc Pid#														
						Total	1,402,300	1,402,300								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUNLAP ANNMARIE R		46618 0189	02-24-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
DUNLAP ANNMARIE R		40237 0291	08-19-2011	Q	I	572,000	00	2023	1090	758,900	2022	1090	689,600			
HEROLD CHRISTIAN		40157 0079	07-26-2011	U	I	100	1A		1090	367,600		1090	303,000			
HEROLD CHRISTIAN P & MARCIA H (1/2)		36715 0133	01-23-2009	U	I	1	1F		1090	55,900		1090	55,900			
HEROLD CHRISTIAN P		36650 0159	12-31-2008	U	I	1	1F					1090	49,900			
						Total	1,182,400	Total	1,048,500	Total	886,300					
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								
0050																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments								
VISIT / CHANGE HISTORY																
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	0050	1.000		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.52	Total Land Value				0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	534	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			113,441
Interior Floor 2			Net Other Adj		15,500
Heat Fuel	02	Oil	Replace Cost		128,941
Heat Type	04	Forced Air-Duc	Year Built		1890
AC Type	03	Central	Effective Year Built		1997
Bedrooms	1		Depreciation Code		VG
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		98,000
Sq Ft Fin Bsmt	300		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	534		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
BAS	First Floor	522	522	522	171.88	89,721
BSM	Basement	0	522	104	34.24	17,876
FEP	Finished Enclosed Porch	0	56	34	104.36	5,844
Ttl Gross Liv / Lease Area		522	1,100	660		113,441

