

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ALBERTSON NEIL C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
ALBERTSON JOCELYN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	530,400	530,400
104 INDIAN TRL		SUPPLEMENTAL DATA			RES LAND	1010	470,200	470,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2142 Total Acres .92 Chapter Lan GIS ID F_872927_2833020			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,800	1,800
						Total		1,002,400	1,002,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ALBERTSON NEIL C		45726 0239	06-29-2015	Q	I	565,000	00	Year	Code	Assessed	Year	Code	Assessed	
WALSH JOSEPH M & WALSH ANNA R		37633 0061	08-20-2009	Q	I	550,000	00	2023	1010	315,000	2022	1010	262,300	
STOUT ANDREW F		29123 0220	09-24-2004	Q	I	525,000	00		1010	504,700	2021	1010	309,300	
DRIVER FREDERICK W JR		26213 0261	08-18-2003	U	I	100	1A		1010	1,200		1010	1,200	
						Total		820,900	Total		584,200	Total		571,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			530,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,800
Appraised Land Value (Bldg)			470,200
Special Land Value			0
Total Appraised Parcel Value			1,002,400
Valuation Method			C
Total Appraised Parcel Value			1,002,400

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
BPO-23-178	06-26-2023	AD	Addition	460,000	09-06-2023	65		Construct a new 2 Car Garage &	09-06-2023	SJT	5		06	Inspection Only
BPO-23-196	05-26-2023	DM	Demolish	0		100		DEMO 1 DR GARAGE & BREEZ	05-09-2016	SJD	9		01	Measure - No Entry
15	03-09-2009	MN	Maintenance	2,500		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
458	12-27-2006	RM	Remodel	6,000		100		2ND FLR BTHRM&WINDOW	03-04-2013	AO	6	6	30	Quality Control
405	09-01-2005	MS	Miscellaneous	3,800	10-03-2006	100		8X16 DECK	08-08-2007	kp		1	00	Measure & Listed
40	02-15-2005	RM	Remodel	10,000		100		REMODEL KITCHEN						

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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,200

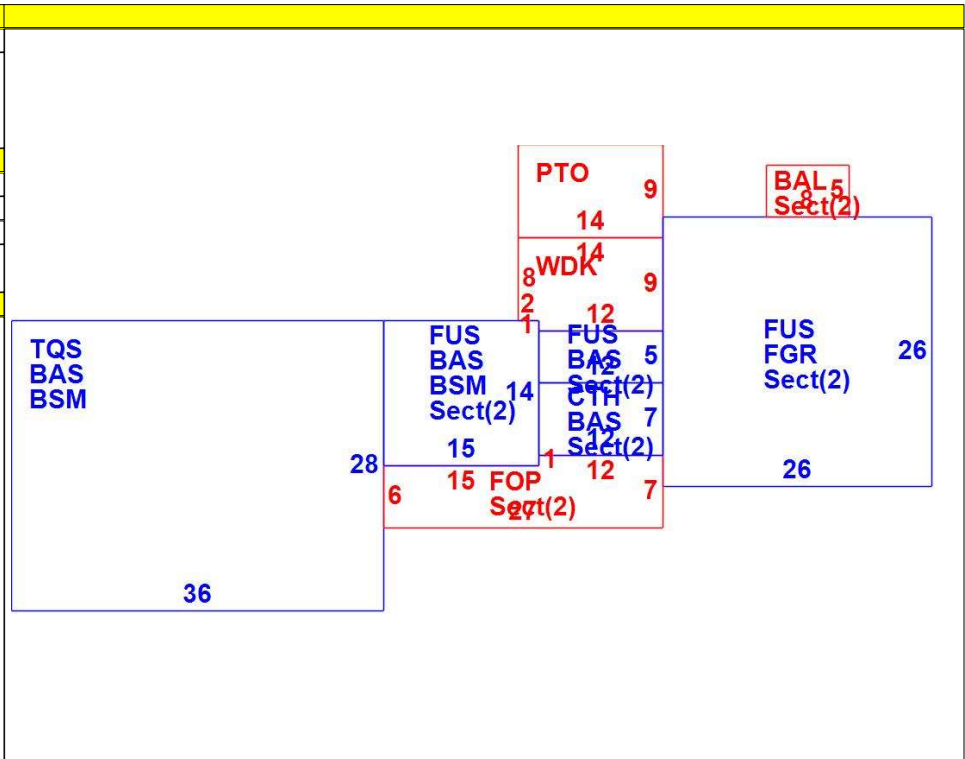
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1218	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	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	Net Other Adj	402,723	
Heat Type	04	Forced Air-Duc	Replace Cost	20,010	
AC Type	01	None	Year Built	770,419	
Bedrooms	4		Effective Year Built	1940	
Full Baths	2		Depreciation Code	1993	
Half Baths	0		Remodel Rating	G	
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %	28	
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor	1.000	
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good	72	
Sq Ft Fin Bsmt	0		Cns Sect Rcnd	304,400	
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1218		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	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	202.99	204,609
BSM	Basement	0	1,008	202	40.68	41,003
PTO	Patio	0	126	6	9.67	1,218
TQS	Three Quarter Story	756	1,008	756	152.24	153,457
WDK	Deck	0	124	12	19.64	2,436
Ttl Gross Liv / Lease Area		1,764	3,274	1,984		402,723



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104 INDIAN TRL		SUPPLEMENTAL DATA			RES LAND	1010	470,200	470,200		
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DRIVER FREDERICK W JR	26213	0261	08-18-2003	U	I	100	1A		1010	1,200		1010	1,200			
								Total		820,900	Total		584,200	Total		571,800

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								APPRAISED VALUE SUMMARY				
								Appraised Bldg. Value (Card) 530,400				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 1,800				
								Appraised Land Value (Bldg) 470,200				
								Special Land Value 0				
								Total Appraised Parcel Value 1,002,400				
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