

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HENDERSON KATE			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
28 ALDEN AVE			0 Septic	0 Paved	0 Average	RESIDNTL	1010	311,100	311,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	459,000	459,000	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1344 Total Acres .19 Chapter Lan GIS ID F_871527_2831680		Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	1,200	1,200		
							Total	771,300	771,300	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HENDERSON KATE	50441	0128	10-25-2018	Q	I	505,000	00	Year	Code	Assessed	Year	Code	Assessed
MCLEAN MARK J	38585	0033	06-02-2010	U	I	1	1	2023	1010	238,300	2022	1010	218,600
MCLEAN M MCLEAN D M MCLEAN M TR	13750	0089	08-09-1995	U	I	165,000	1		1010	348,700		1010	306,000
WHITE JOEL D TR	13568	0021	05-10-1995	U	V	43,000	1P		1010	800		1010	800
							Total	587,800	Total	525,400	Total	436,400	

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

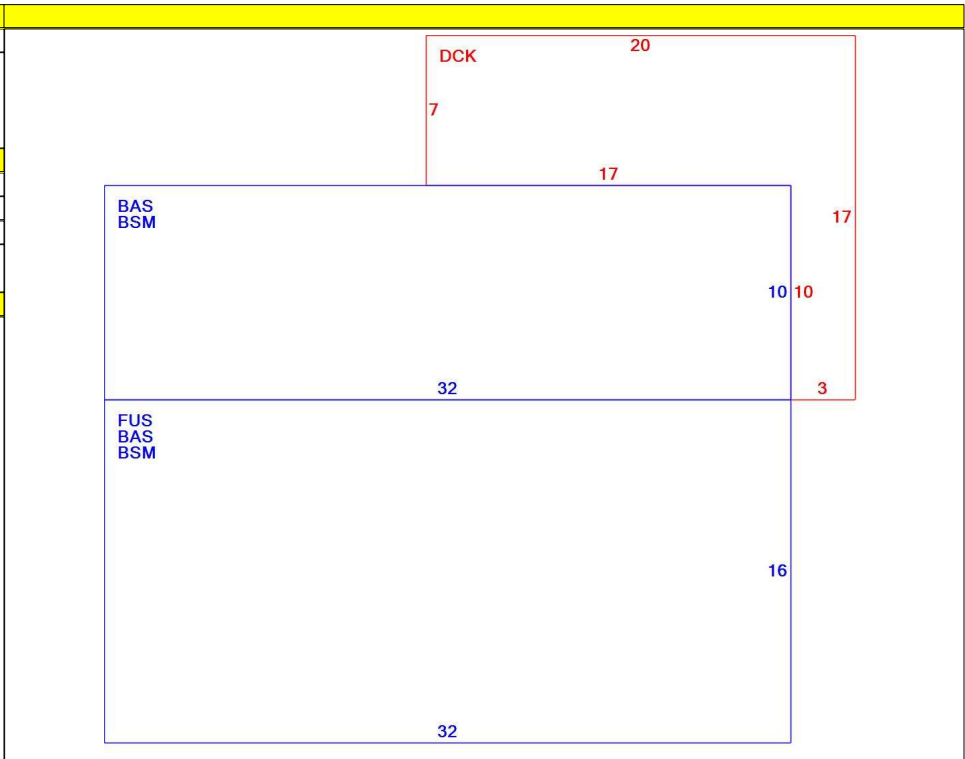
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	311,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	459,000
Special Land Value	0
Total Appraised Parcel Value	771,300
Valuation Method	C
Total Appraised Parcel Value	771,300

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
2012-193	07-31-2012	MS	Miscellaneous	889	06-30-2013	100		INSULATION	11-05-2020	SJT	10		20	Field Review
200100101	08-01-2001	NC	New Construct		09-07-2002	100		ZP/8X10 SHED	04-12-2013	VGS			20	Field Review
13757	07-27-1995	NC	New Construct	5,500	06-03-1996	100		10X20 3X7 DECK	04-26-2008	BSB			01	Measure - No Entry
13658	05-10-1995	NC	New Construct	92,000	06-03-1996	100		26X32 2STY SING FAM						

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	8,276 SF	30.47	1.00000	5	1.00	0040	1.820		1.0000	55.46	459,000	
Total Card Land Units					0.19 AC	Parcel Total Land Area					0.19	Total Land Value				459,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	832	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	520.00	Full
Stories	2				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		332,782
Interior Floor 2	14	Carpet	Replace Cost		24,830
Heat Fuel	02	Oil	Year Built		357,612
Heat Type	05	Hot Water	Effective Year Built		1995
AC Type	01	None	Depreciation Code		2008
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		311,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	312		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	832		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	80	21.00	2000	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	217.93	181,319
BSM	Basement	0	832	166	43.48	36,177
DCK	Deck	0	170	17	21.79	3,705
FUS	Finished Upper Story	512	512	512	217.93	111,581
Ttl Gross Liv / Lease Area		1,344	2,346	1,527		332,782

