

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
STADELMANN ALYSON			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
STADELMANN RYAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	791,500	791,500
48 BREWSTER ST		SUPPLEMENTAL DATA				RES LAND	1010	545,600	545,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 952 Total Acres .41 Chapter Lan				RESIDNTL	1010	60,500	60,500
		Cyclical 7 Exemption W District Res Exem							
		GIS ID F_871683_2831735 Assoc Pid#							
						Total		1,397,600	1,397,600

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
STADELMANN ALYSON		46212 0089	10-29-2015	Q	I	690,000	00	Year	Code	Assessed	Year	Code	Assessed	
CASEY BRIAN R TT		44539 0004	07-17-2014	U	I	250,000	1	2023	1010	614,000	2022	1010	516,300	
MCDONALD ANNE J		14309 0054	04-25-1996	U	I	1	1		1010	427,600		1010	385,000	
WORBEL ELLEN M		9141 0288	05-16-1989	U	I	1	1		1010	37,400		1010	37,400	
						Total		1,079,000		Total		938,700	Total	766,500

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
0040			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	791,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	60,500
Appraised Land Value (Bldg)	545,600
Special Land Value	0
Total Appraised Parcel Value	1,397,600
Valuation Method	C
Total Appraised Parcel Value	1,397,600

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
2016-355	10-21-2016	BP	Bldg Permit	57,583	05-30-2018	100		IN-GROUND ONE PIECE FIBER	07-19-2022	SJD	3		30	Quality Control
2015-356	10-27-2015	RM	Remodel	26,000	05-26-2016	100		FINISH BASEMENT AREA WITH	05-30-2018	JLF	5		12	Property Estimated - No Ac
2015-6	01-07-2015	NC	New Construct	312,400	05-26-2016	100		SINGLE FAMILY 1ST FL 1156' 2	05-26-2016	JLF	5		01	Measure - No Entry
2014-383	12-10-2014	DM	Demolish	13,500	05-13-2015	100		DEMOLISH EXISTING DWELLI	05-13-2015	JLF	5		00	Measure & Listed
290	06-24-2005	MS	Miscellaneous	4,800		100		10X16 SHED DEMO SHED	04-12-2013	VGS			20	Field Review
									04-26-2008	BSB			01	Measure - No Entry

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	17,860 SF	16.78	1.00000	5	1.00	0040	1.820		1.0000	30.55	545,600	
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			545,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
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	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1000				
FBM Quality	05	Living Area			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	786,294
Replace Cost	64,800
Year Built	851,094
Effective Year Built	2015
Depreciation Code	2014
Remodel Rating	A
Year Remodeled	
Depreciation %	7
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	93
Cns Sect Rcnld	791,500
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
SPL2	Ing Pool-Good	L	800	89.00	2016	G	85	C	1.00	60,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,312	1,312	1,312	224.78	294,917
BSM	Basement	0	1,288	258	45.03	57,994
DCK	Deck	0	48	5	23.42	1,124
FGR	Garage	0	576	230	89.76	51,700
FOP	Open Porch	0	120	18	33.72	4,046
FUS	Finished Upper Story	1,640	1,640	1,640	224.78	368,646
PTO	Patio	0	144	7	10.93	1,573
UEE	Unfin. Enclosed Entry	0	48	17	79.61	3,821
VLT	Vaulted Ceiling	0	224	11	11.04	2,473
Ttl Gross Liv / Lease Area		2,952	5,400	3,498		786,294

