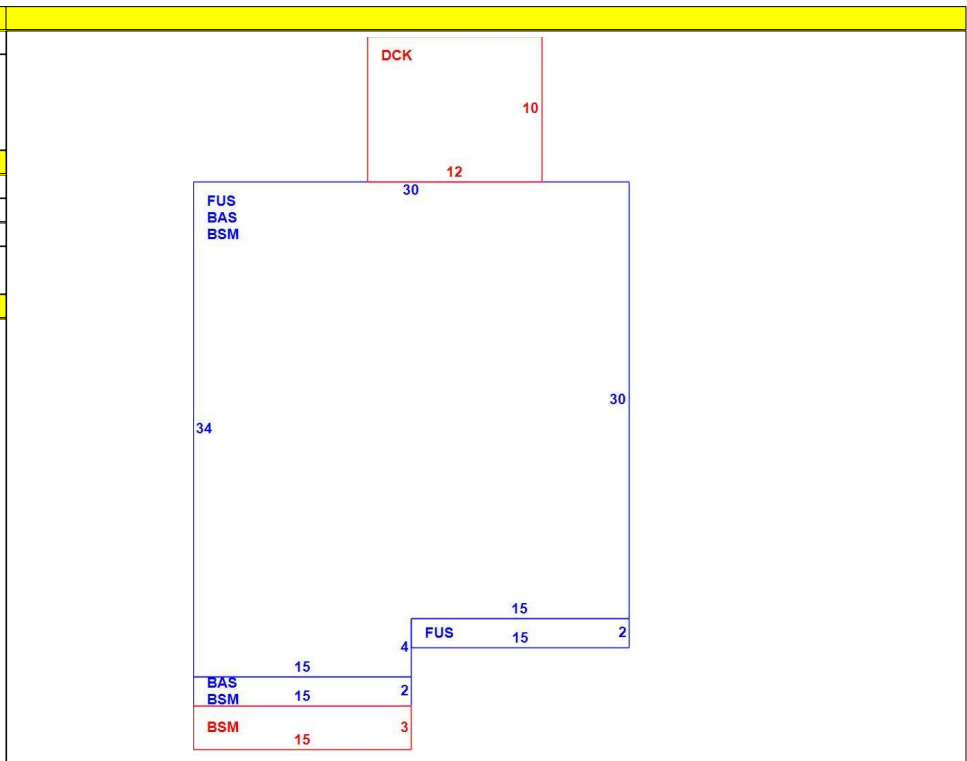


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
HARAN JOHN J TT JOHN J HARAN JR TRUST 476 BAY RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND				1010 1010	394,200 356,800	394,200 356,800	
SUPPLEMENTAL DATA												PREVIOUS ASSESSMENTS (HISTORY)							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1980 Total Acres .23 Chapter Lan GIS ID F_872177_2830704				Cyclical 7 Exemption W District Res Exem Assoc Pid#				Total		751,000	751,000								
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
HARAN JOHN J TT HARAN JOHN J JR			48890 9679	0085 0127	09-05-2017 03-30-1990	U Q	I I	1 201,000	1A 00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
											2023	1010 1010	300,900 380,700	2022	1010 1010	275,700 240,200	2021	1010 1010	250,000 247,100
			Total								Total		681,600	Total		515,900	Total		497,100
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											
0060																			
NOTES												Appraised Bldg. Value (Card)				394,200			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				0			
												Appraised Land Value (Bldg)				356,800			
												Special Land Value				0			
												Total Appraised Parcel Value				751,000			
												Valuation Method				C			
												Total Appraised Parcel Value				751,000			
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			
10536	08-05-1987	NC	New Construct	108,000		100		2-STY HOUSE W/1CAR G			08-26-2019	SJT	10		00	Measure & Listed			
											04-12-2013	VGS			20	Field Review			
											02-26-2008	BSB		1	00	Measure & Listed			
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	10,019 SF	26.56	1.00000	5	1.00	0060	1.341			1.0000	35.61	356,800			
Total Card Land Units					0.23	AC	Parcel Total Land Area					0.23	Total Land Value				356,800		

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1005	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			507,649
Interior Floor 2			Net Other Adj		32,335
Heat Fuel	03	Gas	Replace Cost		539,984
Heat Type	05	Hot Water	Year Built		1945
AC Type	06	Partial	Effective Year Built		1994
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		394,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1005		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	990	990	990	230.85	228,546	
BSM	Basement	0	1,035	207	46.17	47,787	
DCK	Deck	0	120	12	23.09	2,770	
FUS	Finished Upper Story	990	990	990	230.85	228,546	
Ttl Gross Liv / Lease Area		1,980	3,135	2,199		507,649	



476 BAY RD

