

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BIN CHI WAN			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
LAI LYSIANE SIN HUNG			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	583,800	583,800
10 BYRNE RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	494,700	494,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2256 Total Acres .259 Chapter Lan			Cyclical 7 Exemption W District Res Exem	RESIDNTL	1010	2,100	2,100
GIS ID F_871321_2830915		Assoc Pid#					Total	1,080,600	1,080,600

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BIN CHI WAN	49991	0061	06-29-2018	Q	I	658,000	00	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN ROBERTA L	44681	0310	08-27-2014	U	I	100	1A	2023	1010	442,700	2022	1010	374,900
SULLIVAN STEVEN T	43162	0238	06-05-2013	U	I	395,000	1		1010	386,400		1010	340,800
ROCHE PAUL L III & DEBORAH J	30886	0292	07-08-2005	U	I	494,500	1		1010	1,400		1010	1,400
BRENNAN JOSEPH M	28629	0152	07-09-2004	U	V	181,000	1	Total		830,500	Total		717,100
								Total		607,500	Total		607,500

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	Batch
0040				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			583,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,100
Appraised Land Value (Bldg)			494,700
Special Land Value			0
Total Appraised Parcel Value			1,080,600
Valuation Method			C
Total Appraised Parcel Value			1,080,600

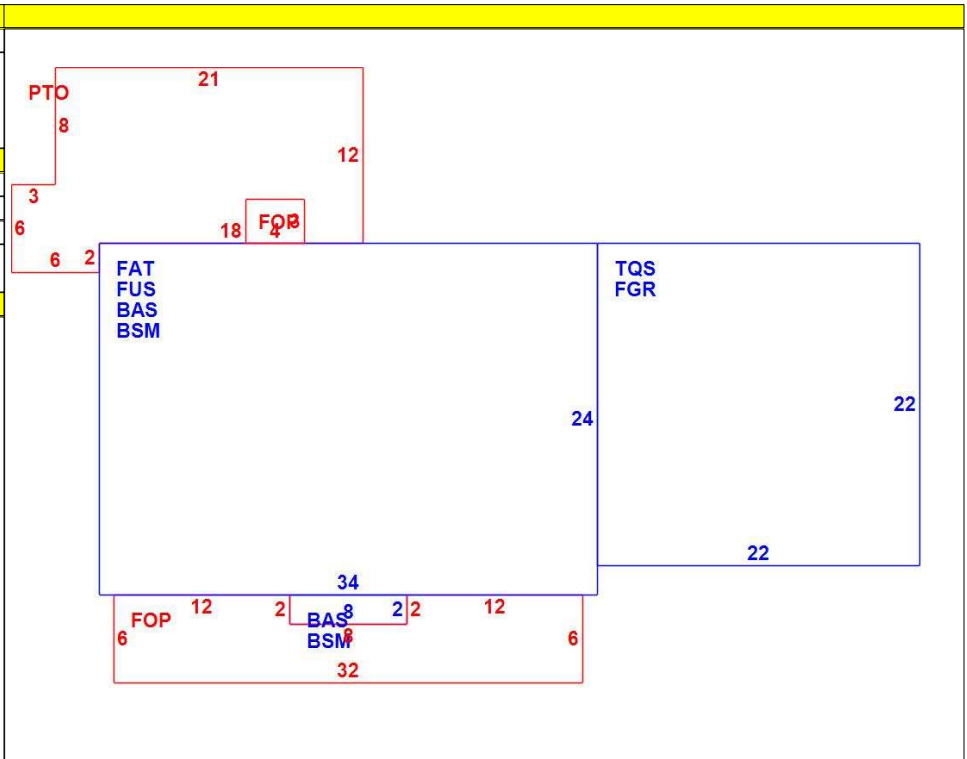
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-284	07-18-2018	MN	Maintenance	2,000		100	07-03-2019	REPLACE TILE BATH TUB AND	07-19-2022	SJD	3		30	Quality Control
2013-144	07-01-2013	NC	New Construct	25,000	07-02-2014	100		CONSTRUCT A 16' SHED DOR	09-18-2019	SJT	10		00	Measure & Listed
216	12-19-2011	MN	Maintenance	27,900	03-17-2014	100		VINYL SIDING, ROOF	07-02-2014	JLF	10		01	Measure - No Entry
630	12-29-2004	MS	Miscellaneous	6,500	07-10-2006	100		CONST COVERED PORCH	03-17-2014	SJD	9		12	Property Estimated - No Ac
333	07-09-2004	NC	New Construct	118,000	07-10-2006	100		24X34 CLNL W/GARAGE	04-12-2013	VGS			20	Field Review
									04-16-2005	KP			70	Prior Inspection

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	11,282	SF	24.09	1.00000	5	1.00	0040	1.820		1.0000	43.85	494,700
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			494,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	00	N/A
Grade	07	Very Good	Unfin Area	484.00	
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	816				

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

COST / MARKET VALUATION	
Net Other Adj	629,924
Replace Cost	26,080
Year Built	656,005
Effective Year Built	2005
Depreciation Code	2010
Remodel Rating	A
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnd	583,800
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		G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	236.99	197,177
BSM	Basement	0	832	166	47.28	39,341
FAT	Finished Attic	245	816	245	71.16	58,063
FGR	Garage	0	484	194	94.99	45,976
FOP	Open Porch	0	188	28	35.30	6,636
FUS	Finished Upper Story	816	816	816	236.99	193,385
PTO	Patio	0	276	14	12.02	3,318
TQS	Three Quarter Story	363	484	363	177.74	86,028
Ttl Gross Liv / Lease Area		2,256	4,728	2,658		629,924

