

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BADINER RICHARD J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
BADINER BETH L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	989,100	989,100
1177 TREMONT ST		SUPPLEMENTAL DATA			RES LAND	1010	514,400	514,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 1.828 Chapter Lan GIS ID F_875973_2843324			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	13,000	13,000
						Total		1,516,500	1,516,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BADINER RICHARD J		51417 140	07-28-2019	U	V	360,000	1P	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HARRINGTON PAUL E JR		43278 0175	06-28-2013	U	V	440,000	1V	2023	1010	756,700	2022	1010	644,900	2021	1010	316,000
WALKER MARIE M		4959 0038	03-02-1981	U	V	1	1A		1010	502,400		1010	424,100		1010	383,800
									1010	9,500		1010	9,500		1010	5,300
						Total		1,268,600	Total		1,078,500	Total		705,100		

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			
Total			0.00					Appraised Bldg. Value (Card) 989,100				

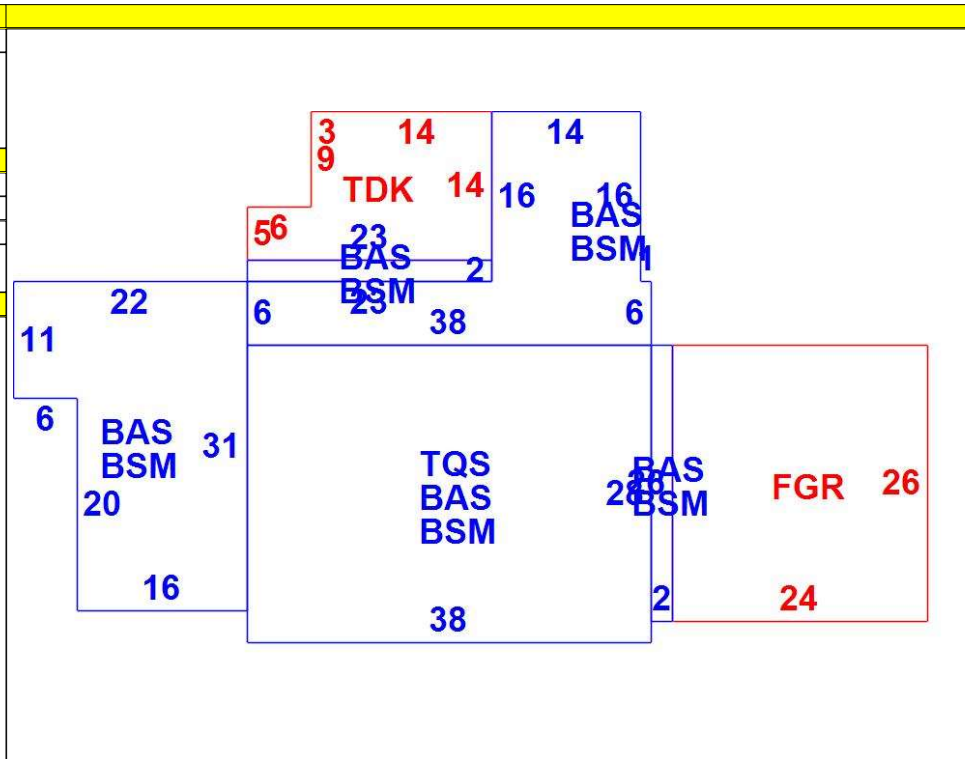
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

NOTES			
Total Appraised Parcel Value 1,516,500			
Valuation Method C			
Total Appraised Parcel Value 1,516,500			

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	
BP-20-79	05-26-2020	BP	Bldg Permit	63,250	09-11-2020	100	09-09-2020	FINISH 1265 SQ FT OF BASEM	08-21-2020	SJT	5		20	Field Review	
BP-19-168	11-04-2019	BP		352,000	09-11-2020	100	11-16-2020	SF Dwelling 1st Flr: 2130sf/2nd F	05-04-2020	SJT	5		05	Measure - Under Construct	
									01-24-2020	SJT	5		12	Property Est. - No Access	
									01-01-2018	AO	3		99	Vacant Land	

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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family		Residual	0.559 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	27,200
1	1010	Single Family		Undevelop	0.352 AC	2,000.00	1.00000	0	1.00	0070	1.389		1.0000	0.07	1,000
Total Card Land Units					1.83 AC	Parcel Total Land Area					1.83	Total Land Value			514,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1568	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1.9				
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	Net Other Adj		935,775
Interior Floor 2			Replace Cost		83,869
Heat Fuel	03	Gas	Year Built		2019
Heat Type	05	Hot Water	Effective Year Built		2018
AC Type	03	Central	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens			Condition %		97
Fireplaces	1		Pernt Good		
Extra Openings			Cns Sect Rcnld		989,100
Gas Fireplaces			Dep % Ovr		
Sq Ft Fin Bsmt	1265		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area	1568		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
GNR	GENERATOR	L	1	12400.00	2020	A	70	B	1.50	13,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,176	2,176	2,176	253.87	552,427
BSM	Basement	0	2,176	435	50.75	110,435
FGR	Garage	0	624	250	101.71	63,468
TDK	Trex Deck	0	268	27	25.58	6,855
TQS	Three Quarter Story	798	1,064	798	190.40	202,590
Ttl Gross Liv / Lease Area		2,974	6,308	3,686		935,775

