

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
BLUEDUX VENTURES LLC C/O OBEY DOUGLAS MANAGER 27 435 HIGH ST WESTWOOD MA 02090		0	Water	0	Two-Way	0	Average	RESIDNTL		Code 1020		Appraised 347,800		Assessed 347,800						
		0	No Sewer	0	Gravel	0	Average													
		SUPPLEMENTAL DATA		Alt Prcl ID 082/170.0-0741-0102.		Cyclical Exemption 5														
		Scnd Hom		Tax Class T		Total Acres 0		Chapter La												
		GIS ID F_877397_2843411		Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
BLUEDUX VENTURES LLC		39950	0118	05-20-2011	U	I	114,000	1S			Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
FEDERAL NATIONAL MORTGAGE ASSOCIA		38849	0090	08-16-2010	U	I	209,703	1L	2023	1020	325,400	2022	1020	257,400	2021	1020	270,300			
SEAVEY JASON A		29690	0057	12-17-2004	Q	I	268,000	00												
FLAHERTY KRISTINE		18745	0091	07-31-2000	Q	I	150,000	00												
GOVAN JOHN G		14333	0160	05-02-1996	Q	I	95,000	00												
		Total								325,400		Total		257,400		Total		270,300		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int											
				0.00																
APPRAISED VALUE SUMMARY																				
Total				0.00																
APPRAISED BLDG. VALUE (CARD)				347,800																
APPRAISED Xf (B) VALUE (BLDG)				0																
APPRAISED Ob (B) VALUE (BLDG)				0																
APPRAISED LAND VALUE (BLDG)				0																
SPECIAL LAND VALUE				0																
TOTAL APPRAISED PARCEL VALUE				347,800																
VALUATION METHOD				C																
TOTAL APPRAISED PARCEL VALUE				347,800																
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					
42	02-29-2012	RM	Remodel	18,000		100		BTHRM & KITCHEN		10-16-2020	SJT	10		20	Field Review					
										07-11-2013	SJD	3		30	Quality Control					
										11-22-2011	KP		2	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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000			0.0000	0	0				
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value					0			

VISION

905

DUXBURY, MA

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description				Element	Cd	Description				
Style	55	Condominium				AMENITY 1						
Model	05	Res Condo				Amenity 2						
Grade	06	Good				Amenity 3						
Stories	1					CONDO DATA						
Occupancy						Parcel Id	8022	C	8022	Own		
Interior Wall 1	05	Drywall					21-33 Railroad Ave		B	1	S	1
Interior Wall 2						Adjust Type	Code	Description		Factor%		
Interior Floor 1	12	Hardwood				Condo Flr	B2A1	2 Bedroom A1		105		
Interior Floor 2						Condo Unit	2A	2A		100		
Heat Fuel	03	Gas				COST / MARKET VALUATION						
Heat Type	04	Forced Air-Duc										
AC Type	03	Central										
CNS Bedrooms	2									434,760		
Full Baths	1					Net Other Adj				0		
Half Baths	0					Replace Cost				434,774		
Extra Fixtures	0					Year Built				1992		
Total Rooms	4					Effective Year Built				2001		
Bath Style	02	Average				Depreciation Code				A		
Kitchen Style	02	Average				Remodel Rating						
Kitchen Type	4	Full Eat-In				Year Remodeled						
Kitchen Func	4					Depreciation %				20		
Parking Class	2	Common				Functional Obsol						
SF Basement	0					External Obsol						
Bsmt Garage	0					Trend Factor				1.000		
Fireplaces	0					Condition						
Part Bedroom	0					Condition %						
FBM Quality						Percent Good				80		
SF Fin Bsmt	0					Cns Sect Rcnd				347,800		
Extra Openings	0					Dep % Ovr						
Gas Fireplace	0					Dep Ovr Comment						
Parking	2					Misc Imp Ovr						
AMENITY 1						Misc Imp Ovr Comment						
Amenity 2						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						
FUS	Finished Upper Story	1,188	1,188	1,188	365.96	434,760						
Ttl Gross Liv / Lease Area		1,188	1,188	1,188		434,760						

