

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
47 RAILROAD AVENUE LLC PO BOX 239 44 OLD COMMON RD DUBLIN NH 03444		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		567,100	567,100
				0	Medium			RES LAND	1010		393,700	393,700
SUPPLEMENTAL DATA						RESIDNTL	1010	3,200	3,200			
Alt Prcl ID		Cyclical		5								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1221		District										
Total Acres .46		Res Exem										
Chapter Lan												
GIS ID F_877307_2843702		Assoc Pid#										
						Total		964,000	964,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
47 RAILROAD AVENUE LLC		45171 0287	01-23-2015	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PETERS JAMES JR & JEAN TT		14329 0117	05-01-1996	U	I	100	1F	2023	1010	614,400	2022	1010	539,400	2021	1010	364,600
									1010	467,800		1010	369,200		1010	295,500
									1010	2,100		1010	2,100		1010	2,100
								Total		1,084,300	Total		910,700	Total		662,200

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				APPROAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0080					Appraised Bldg. Value (Card)			567,100
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			3,200
					Appraised Land Value (Bldg)			393,700
					Special Land Value			0
					Total Appraised Parcel Value			964,000
					Valuation Method			C
					Total Appraised Parcel Value			964,000

NOTES												VISIT / CHANGE HISTORY			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BP-19-231	07-10-2019	NC		218,000	07-01-2020	100	06-20-2020	24'X40' ATTACHED GARAGE W/	10-21-2020	SJT	5		20	Field Review	
BP-19-151	07-03-2019	DM		12,000	02-20-2020	100		DEMO GARAGE 12'X22'	09-14-2020	SJT	5		20	Field Review	
									08-03-2020	SJT	5		20	Field Review	
									05-04-2020	SJT	5		20	Field Review	
									02-20-2020	SJT	5		05	Measure - Under Construct	
									07-10-2019	SJT	5		01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	

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	NB	Primary	20,050 SF	15.37	1.00000	5	1.00	0080	1.503	COMMERCIAL AREA	E85	0.8500	19.64	393,700
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			393,700

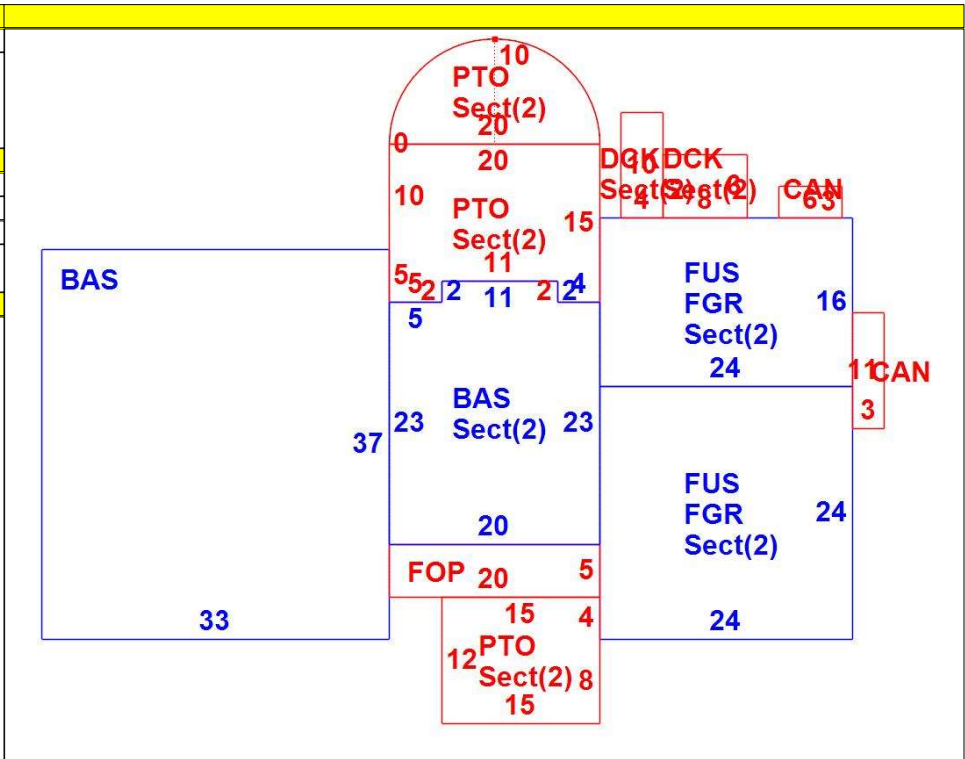
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	07	Very Good	Unfin Area	0.00	Slab
Stories	1				
Occupancy	1				
Exterior Wall 1	15	Concr/Cinder			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	11	Ceramic			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	04	Unit/Ac			
Bedrooms	2				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	219,151
Replace Cost	16,800
Year Built	608,939
Effective Year Built	1930
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	205,300
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	100	21.00	2019	E	100	B	1.50	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,221	1,221	1,221	176.59	215,619
CAN	Canopy	0	51	5	17.31	883
FOP	Open Porch	0	100	15	26.49	2,649
Ttl Gross Liv / Lease Area		1,221	1,372	1,241		219,151



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47 RAILROAD AVENUE LLC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed								
PO BOX 239			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	567,100	567,100	VISION							
44 OLD COMMON RD		SUPPLEMENTAL DATA			RES LAND	1010	393,700	393,700									
DUBLIN NH 03444		Alt Prcl ID	Cyclical	5	RESIDNTL	1010	3,200	3,200									
		Scnd Home	Exemption		Total		964,000	964,000									
		Tax Class	W														
		Tot Fin Area	1221	District													
		Total Acres	.46	Res Exem													
		Chapter Lan															
		GIS ID	F_877307_2843702	Assoc Pid#													
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									1010	467,800		1010	369,200				
									1010	2,100		1010	2,100				
								Total		1,084,300	Total		910,700				
								Total			Total		662,200				
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0080																	
NOTES																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result			
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BP-19-151	07-03-2019	DM		12,000	02-20-2020	100		DEMO GARAGE 12'X22'	09-14-2020	SJT	5		20	Field Review			
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									05-04-2020	SJT	5		20	Field Review			
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Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			393,700	

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Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	01	
Grade	07	Very Good	Unfin Area	0.00	Slab
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
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	05	Hot Water			
AC Type	06	Partial			
Bedrooms	1				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
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	356,989
Replace Cost	16,000
Year Built	608,939
Effective Year Built	2019
Depreciation Code	2018
Remodel Rating	A
Year Remodeled	
Depreciation %	3
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	97
Cns Sect Rcnd	361,800
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	482	482	482	191.31	92,212
DCK	Deck	0	88	9	19.57	1,722
FGR	Garage	0	960	384	76.52	73,464
FUS	Finished Upper Story	960	960	960	191.31	183,660
PTO	Patio	0	615	31	9.64	5,931
Ttl Gross Liv / Lease Area		1,442	3,105	1,866		356,989

