

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PINA PEGGIE L TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
MCLEAN WILLIAM R TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	2,885,600	2,885,600	
1053 TREMONT ST		SUPPLEMENTAL DATA			RES LAND	1010	607,100	607,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 9977 Total Acres 4.744 Chapter Lan GIS ID F_877011_2841770			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	112,800	112,800	
						Total		3,605,500	3,605,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PINA PEGGIE L TT	54113	63	12-31-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PINA PEGGIE L TT	52760	191	05-15-2020	U	I	100	1A	2023	1010	2,738,300	2022	1010	2,500,400	2021	1010	1,338,000
PINA PEGGIE	52685	129	04-30-2020	Q	I	2,950,000	00		1010	621,600		1010	529,700		1010	896,300
CROWLEY PETER F TT (1/2 INT)	47852	22	12-08-2016	U	I	100	1A		1010	73,200		1010	73,200		1010	39,200
CROWLEY PETER F	41253	250	04-20-2012	Q	I	2,100,000	00	Total		3,433,100	Total		3,103,300	Total		2,273,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									
FIN. BASEMENT CONSISTS OF FAMILY PLAY ROOM, EXERCISE ROOM, LAUNDRY, HALLWAY, FULL BATH/BAR									

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
505	09-25-2003	AD	Addition	30,000		100		INGRND POOL 20 X 50		05-19-2021	SJD	9		01	Measure - No Entry
436	08-19-2003	AD	Addition	30,000		100		POOL HOUSE & PORCH		10-14-2020	SJT	10		20	Field Review
310	06-25-2003	MS	Miscellaneous	50,000	05-15-2004	100		FIN BSMT IN NEW DWEL		04-12-2013	VGS			20	Field Review
365	08-29-2002	NC	New Construct	600,000	06-14-2004	100		2 STY 101/GAR/PRCHS		03-13-2013	KP	6	6	30	Quality Control
110	03-28-2002	DM	Demolish	5,000	12-28-2002	100		DEMO HOUSE		07-20-2011	K-S		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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389		V110	1.1000	13.37	534,800
1	1010	Single Family	RC	Residual	3.000	AC 35,000.00	0.48000	5	1.00	0070	1.389			1.0000	0.54	70,000
1	1010	Single Family	WP	Undevelop	0.826	AC 2,000.00	1.00000	0	1.00	0070	1.389			1.0000	0.06	2,300
Total Card Land Units					4.74	AC	Parcel Total Land Area			4.74	Total Land Value			607,100		

CONSTRUCTION DETAIL CONSTRUCTION DETAIL (CONTINUED)

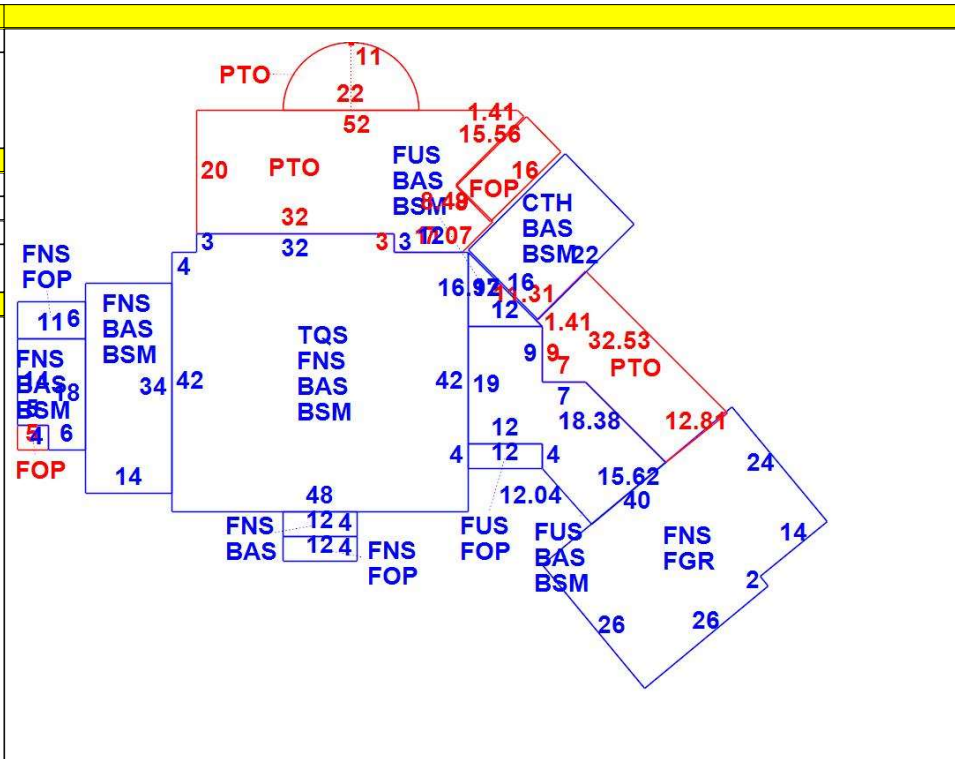
Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	3698	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		2,984,852
Interior Floor 2			Replace Cost		3,202,357
Heat Fuel	03	Gas	Year Built		2002
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		A
Bedrooms	6		Remodel Rating		
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	9		Functional Obsol		
Total Rooms	15		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	2		Cns Sect Rcnd		2,786,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	2784		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	3698		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	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,746	3,746	3,746	276.09	1,034,248
BSM	Basement	0	3,698	740	55.25	204,310
CTH	Cathedral Ceiling	0	352	35	27.45	9,663
FGR	Garage	0	1,012	405	110.49	111,818
FNS	Finished 90% Story	3,546	3,940	3,546	248.48	979,029
FOP	Open Porch	0	310	47	41.86	12,976
FUS	Finished Upper Story	628	628	628	276.09	173,387
PTO	Patio	0	1,594	80	13.86	22,088
TQS	Three Quarter Story	1,584	2,112	1,584	207.07	437,333
Ttl Gross Liv / Lease Area		9,504	17,392	10,811		2,984,852



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PINA PEGGIE L TT		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MCLEAN WILLIAM R TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	2,885,600	2,885,600	
1053 TREMONT ST				0	Heavy			RES LAND	1010	607,100	607,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	112,800	112,800	
Alt Prcl ID		Cyclical		5								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 9977		District										
Total Acres 4.744		Res Exem										
Chapter Lan												
GIS ID F_877011_2841770		Assoc Pid#										
									Total	3,605,500	3,605,500	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
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PINA PEGGIE L TT	52760	191	05-15-2020	U	I	100	1A	2023	1010	2,738,300	2022	1010	2,500,400
PINA PEGGIE	52685	129	04-30-2020	Q	I	2,950,000	00		1010	621,600	2021	1010	529,700
CROWLEY PETER F TT (1/2 INT)	47852	22	12-08-2016	U	I	100	1A		1010	73,200		1010	73,200
CROWLEY PETER F	41253	250	04-20-2012	Q	I	2,100,000	00					1010	39,200
								Total	3,433,100	Total	3,103,300	Total	2,273,500

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

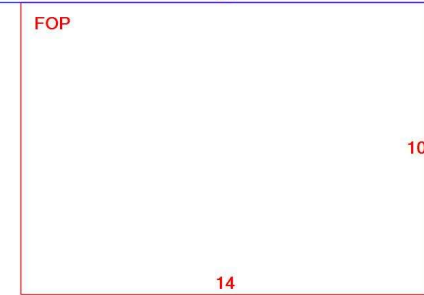
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	2,885,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	112,800
Appraised Land Value (Bldg)	607,100
Special Land Value	0
Total Appraised Parcel Value	3,605,500
Valuation Method	C
Total Appraised Parcel Value	3,605,500

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

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	
2	1010	Single Family			0.000	AC	0.00	1.00000	0	1.00	0070	1.389		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					4.74	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	364	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.35				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			107,736
Interior Floor 2			Net Other Adj		6,600
Heat Fuel	00	None	Replace Cost		114,336
Heat Type	01	None	Year Built		2004
AC Type	01	None	Effective Year Built		2008
Bedrooms	0		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	1		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		99,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	364		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
SPL2	Ing Pool-Good	L	900	89.00	2004	A	70	C	1.00	56,100
PTO	Patio	L	1,200	15.00	2004	A	70	C	1.00	12,600
PTO	Patio	L	3,200	15.00		A	70	C	1.00	33,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	364	364	364	190.01	69,164
BSM	Basement	0	364	73	38.11	13,871
FAT	Finished Attic	109	364	109	56.90	20,711
FOP	Open Porch	0	140	21	28.50	3,990
Ttl Gross Liv / Lease Area		473	1,232	567		107,736



1053 TREMONT ST