

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CHIU WEI-CHI TT 240 HARRISON STREET REALTY TR 188 HARRISON ST		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,568,700	1,568,700
		SUPPLEMENTAL DATA		RES LAND		0	Heavy	RESIDNTL	1010	1,283,800	1,283,800
DUXBURY MA 02332		Alt Prcl ID		Cyclical		5		Total 2,990,600 2,990,600			
		Scnd Home		Exemption		W					
		Tax Class T		District		Res Exem					
GIS ID F_877585_2840883		Assoc Pid#									

VISION

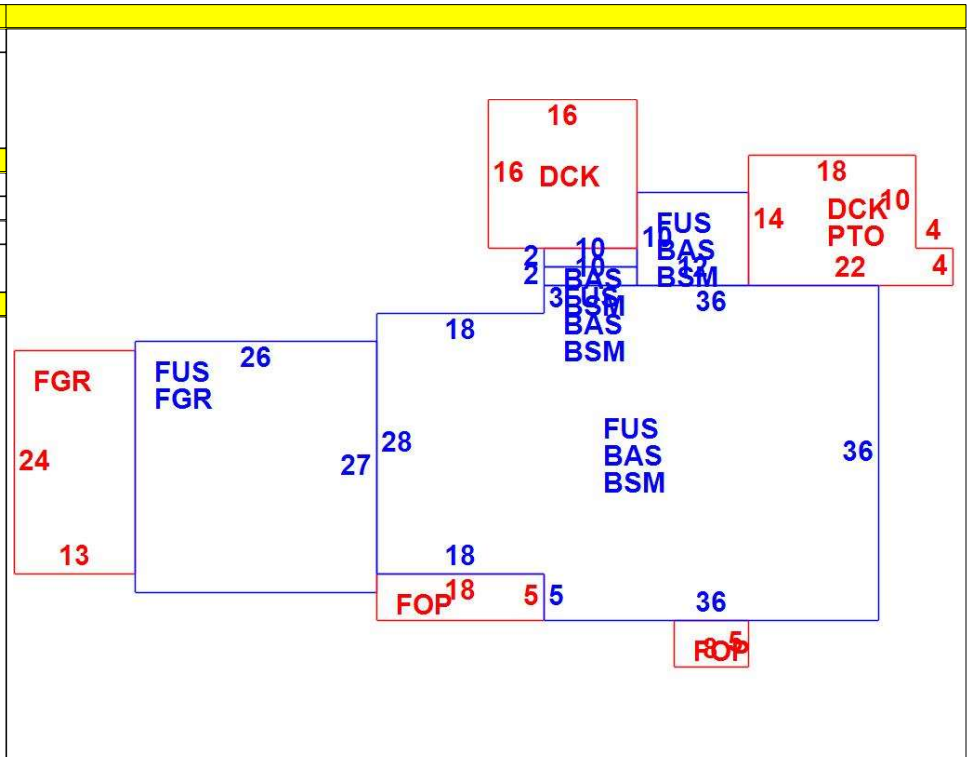
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHIU WEI-CHI TT		44719 0174	09-08-2014	U	I	525,000	1	Year	Code	Assessed	Year	Code	Assessed
MASTRANGELO STEVEN F TT		35926 0267	05-02-2008	U	I	480,000	1A	2023	1010	1,205,300	2022	1010	1,118,400
									1010	1,119,900	2021	1010	940,200
								Total		2,325,200	Total		1,880,300
								Total			Total		1,583,700

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											APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name		B		Tracing		Batch						Appraised Bldg. Value (Card)			1,568,700		
0090													Appraised Xf (B) Value (Bldg)			0		
															Appraised Ob (B) Value (Bldg)			138,100
															Appraised Land Value (Bldg)			1,283,800
															Special Land Value			0
															Total Appraised Parcel Value			2,990,600
															Valuation Method			C
															Total Appraised Parcel Value			2,990,600

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
BPO-23-25	03-17-2023	NC	New Construct	28,000	06-01-2023	100		16X16 CABANA ON A SLAB		06-01-2023	SJT	5		01	Measure - No Entry
BPO-22-431	11-09-2022	BP	Bldg Permit	16,000	04-12-2023	100	06-01-2023	Construct a foundation for a pool		04-12-2023	SJT	5		01	Measure - No Entry
BPO-22-217	06-23-2022	NC	New Construct	138,810	04-12-2023	100		18X35 GUNITE POOL W 8X8 SP		06-03-2016	JLF	5		00	Measure & Listed
BPO-21-389	09-13-2021	AD	Addition	4,049	06-01-2023	100		ADD 13X14 SHED UNDER EXIS		05-20-2015	JLF	5		01	Measure - No Entry
2016-263	08-05-2016	DM	Demolish	14,000	05-24-2017	100		DEMO EXISTING HOUSE & NE		03-15-2015	JLF	0	1	00	Measure & Listed
2015-51	02-26-2015	NC	New Construct	517,500	05-24-2017	100		SINGLE FAMILY 1ST FL 1944' 2		04-12-2013	VGS			20	Field Review
14275	11-04-1996	NC	New Construct	2,000		100		12X16 UTILITY BLDING		03-13-2013	AO	6	6	30	Quality Control

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			40,075 SF	8.75	1.00000	5	1.00	0090	3.661			1.0000	32.03	1,283,800
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,283,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1960	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area		Full
Stories	2.25		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	30	HARDI Plank			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,559,070
Interior Floor 2			Replace Cost		127,688
Heat Fuel	03	Gas	Year Built		1,686,758
Heat Type	05	Hot Water	Effective Year Built		2015
AC Type	03	Central	Depreciation Code		2014
Bedrooms	4		Remodel Rating		A
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		7
Extra Fixtures	4		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces			Percent Good		93
Extra Openings			Cns Sect Rcnld		1,568,700
Gas Fireplaces			Dep % Ovr		
Sq Ft Fin Bsmt	1402		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	1960		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	630	89.00	2022	E	100	A	2.00	112,100
SPL3	Ing Hot Tub	L	64	72.00	2022	E	100	A	2.00	9,200
BTH	Cabana	L	256	106.00	2022	E	25	A	2.00	13,600
SHD1	Shed	L	216	21.00	2015	A	70	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,960	1,960	1,960	284.24	557,115
BSM	Basement	0	1,960	392	56.85	111,423
DCK	Deck	0	524	52	28.21	14,781
FGR	Garage	0	1,014	406	113.81	115,402
FOP	Open Porch	0	130	20	43.73	5,685
FUS	Finished Upper Story	2,642	2,642	2,642	284.24	750,969
PTO	Patio	0	268	13	13.79	3,695
Ttl Gross Liv / Lease Area		4,602	8,498	5,485		1,559,070

