

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FERREIRA JOHN T TT & SANDRA LT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
FERREIRA FAMILY REALTY TRUST			0 Septic	0 Paved	0 Average	RESIDNTL	1010	882,000	882,000
P.O. BOX 11		SUPPLEMENTAL DATA			RES LAND	1010	1,361,400	1,361,400	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5812 Total Acres 2.540 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	48,700	48,700
GIS ID F_880200_2844471		Assoc Pid#			Total		2,292,100	2,292,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FERREIRA JOHN T TT & SANDRA LT		56896 27	06-08-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
FERREIRA JOHN T		3724 538	11-05-1971	U	I	0	1	2023	1010	695,300	2022	1010	630,200
								1010	1,222,200		2021	1010	506,400
								1010	21,700		1010	21,700	21,700
		Total						1,939,200		Total		1,158,300	
								Total				963,900	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	882,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	48,700
Appraised Land Value (Bldg)	1,361,400
Special Land Value	0
Total Appraised Parcel Value	2,292,100
Valuation Method	C
Total Appraised Parcel Value	2,292,100

NOTES

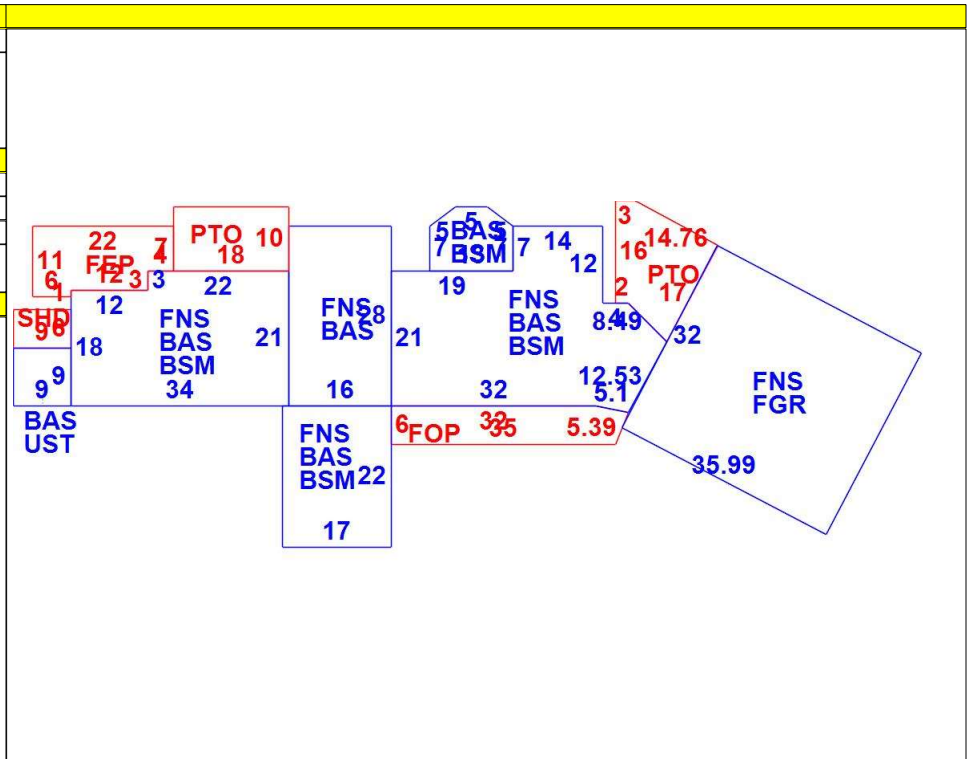
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2014-9	06-10-2014	MS	Miscellaneous	3,800	10-15-2015	100		INSTALL 10 X 10 SHED	02-10-2023	SJD	0	1	00	Measure & Listed
97	08-19-2009	MN	Maintenance	4,500		100		STRIP REROOF	10-14-2015	JLF	10	1	00	Measure & Listed
75	03-06-2002	AD	Addition	7,200	05-24-2002	100		8x15 AD FOR BATHROOM	04-12-2013	VGS			20	Field Review
67	03-01-2002	RM	Remodel	15,000	07-12-2003	100		DEMO/REPLC UTIL BLDG	07-12-2003	KP		1	00	Measure & Listed
13520	12-09-1994	AD	Addition	150,000	06-03-1996	100		32X28 2STY GAR/PCH						

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	0090	3.661	NEW TREATMENT FACILTY N	E95	0.9500	30.43	
1	1010	Single Family	RC	Residual	1.622	AC 35,000.00	0.69327	5	1.00	0090	3.661		1.0000	2.04	144,100	
Total Card Land Units					2.54	AC	Parcel Total Land Area					2.54	Total Land Value			1,361,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2079	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	7				
Full Baths	4				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	14				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1880				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2079				

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

COST / MARKET VALUATION	
Net Other Adj	1,134,226
Replace Cost	1,242,251
Year Built	1910
Effective Year Built	1992
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	882,000
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
SPL1	Ing Pool - Ave	L	800	64.00	1965	A	70	C	1.00	35,800
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200
SHD1	Shed	L	360	21.00	2001	A	70	C	1.00	5,300
SHD1	Shed	L	100	21.00	2014	A	70	C	1.00	1,500
PTO	Patio	L	384	15.00	2016	G	85	C	1.00	4,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,608	2,608	2,608	164.02	427,775
BSM	Basement	0	2,079	416	32.82	68,234
FEP	Finished Enclosed Porch	0	214	128	98.11	20,995
FGR	Garage	0	1,151	460	65.55	75,451
FNS	Finished 90% Story	3,204	3,560	3,204	147.62	525,533
FOP	Open Porch	0	215	32	24.41	5,249
PTO	Patio	0	397	20	8.26	3,280
SHD	Attached Shed	0	54	19	57.71	3,116
UST	Unfinished Utility Area	0	81	28	56.70	4,593
Ttl Gross Liv / Lease Area		5,812	10,359	6,915		1,134,226

