

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DONAHUE SARAH C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CLARK-FLANAGAN CAROL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	275,300	275,300
PO BOX 335		SUPPLEMENTAL DATA			RES LAND	1010	1,066,700	1,066,700	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1972 Total Acres .36 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	2,500	2,500
GIS ID F_881012_2844058		Assoc Pid#					Total	1,344,500	1,344,500

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DONAHUE SARAH C		47389 0348	08-30-2016	Q	I	700,000	00	Year	Code	Assessed	Year	Code	Assessed
FOWLER HELEN		5302 0361	02-28-1983	U	I	1	1F	2023	1010	273,400	2022	1010	246,600
									1010	929,700		1010	640,400
									1010	1,700		1010	1,700
								Total	1,204,800	Total	888,700	Total	791,400

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	275,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	1,066,700
Special Land Value	0
Total Appraised Parcel Value	1,344,500
Valuation Method	C
Total Appraised Parcel Value	1,344,500

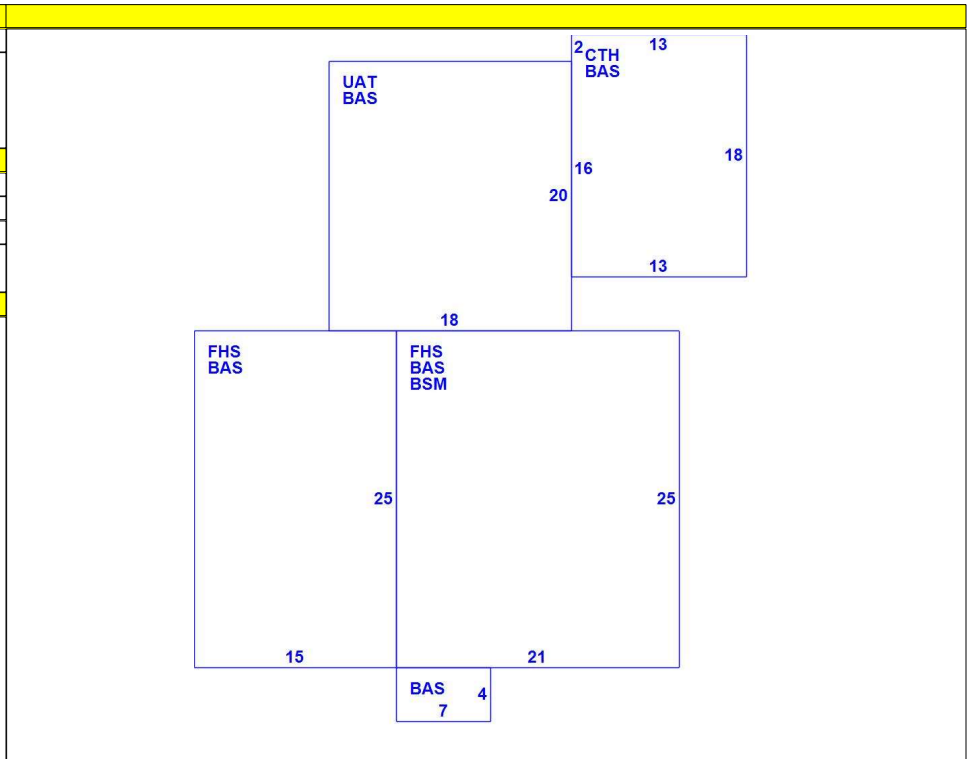
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES	
CHARLES DREW JR, CIRCA 1830 2ND FHW FURNACE FOR BACK WING	

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
2018-2	01-08-2018	RM	Remodel	58,000	04-12-2019	100		14' SHED DORMER AND REMD	04-12-2019	SJT	5		01	Measure - No Entry
									04-27-2018	JLF	5		01	Measure - No Entry
									09-20-2016	SJD	9	1	00	Measure & Listed
									10-19-2015	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									03-12-2001	KP		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	15,682 SF	18.58	1.00000	5	1.00	0090	3.661		1.0000	68.02	1,066,700
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value			1,066,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	525	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	02	Wall Board	COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			297,792
Interior Floor 2			Net Other Adj		18,700
Heat Fuel	03	Gas	Replace Cost		316,491
Heat Type	04	Forced Air-Duc	Year Built		1830
AC Type	01	None	Effective Year Built		2008
Bedrooms	2		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	3		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		275,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	525		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	80	21.00	2018	E	100	B	1.50	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,522	1,522	1,522	138.25	210,417
BSM	Basement	0	525	105	27.65	14,516
CTH	Cathedral Ceiling	0	234	23	13.59	3,180
FHS	Finished Half Story	450	900	450	69.13	62,213
UAT	Unfinished Attic	0	360	54	20.74	7,466
Ttl Gross Liv / Lease Area		1,972	3,541	2,154		297,792

