

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GEUPEL ANN M			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
54 BAY POND RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,812,400	1,812,400	
				0 Light		RES LAND	1010	2,855,400	2,855,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	107,400	107,400	
		Alt Prcl ID			Cyclical	8				
		Scnd Home 500614			Exemption					
		Tax Class T			W	W				
		Tot Fin Area 5733			District					
		Total Acres 2.308			Res Exem					
		Chapter Lan								
		GIS ID F_882253_2844727			Assoc Pid#					
						Total		4,775,200	4,775,200	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GEUPEL ANN M	LCC	120498	06-10-2014	Q	I	2,860,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BOESS CARSTEN	LCC	117465	05-22-2012	Q	I	2,600,000	00	2023	1010	1,408,400	2022	1010	1,294,000	2021	1010	1,043,900
KELLY JAMES H JR & MARJORIE A	LCC	97635	06-27-2000	Q	I	1,600,000	00		1010	2,631,700		1010	1,842,000		1010	1,902,400
REID RLTY TRUST	LCC	94381	10-30-1998	U	I	1	1F		1010	75,600		1010	75,600		1010	72,800
REID WATSON D	LCC	94380	10-30-1998	U	I	1	1F	Total		4,115,700	Total		3,211,600	Total		3,019,100

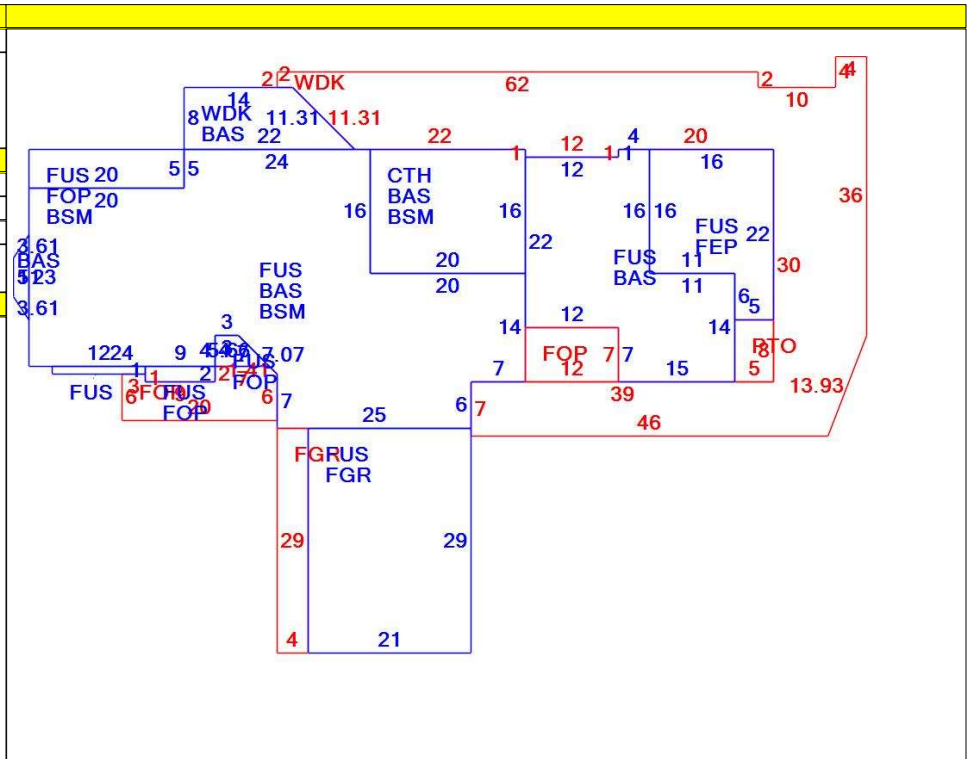
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)						1,812,400			
0130					Appraised Xf (B) Value (Bldg)						0			
					Appraised Ob (B) Value (Bldg)						107,400			
					Appraised Land Value (Bldg)						2,855,400			
					Special Land Value						0			
					Total Appraised Parcel Value						4,775,200			
					Valuation Method						C			
					Total Appraised Parcel Value						4,775,200			

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	
553	11-10-2004	RM	Remodel	15,000	06-06-2005	100		ING GUN 20X30 POOL	05-08-2015	SJD	9	1	06	Inspection Only	
454	09-24-2004	RM	Remodel	3,000	06-06-2005	100		BASEMENT LEVEL	04-15-2015	SJD	9		01	Measure - No Entry	
150	04-15-2004	NC	New Construct	414,000	06-06-2005	100		SNGL FAM DWELL/GARGA	04-12-2013	VGS			20	Field Review	
149	04-15-2004	DM	Demolish	2,500		100		DEMO DWELLING	09-26-2012	KP	6		30	Quality Control	
20010354	09-04-2001	NC	New Construct	10,000	08-30-2002	100		WKWY PLFM RAMP FLT	12-28-2005	K/D		1	00	Measure & Listed	
13723	07-05-1995	RM	Remodel	10,000	06-03-1996	100		FIN BASE/MUSIC STUDI							
13682	06-07-1995	RM	Remodel	10,000	06-03-1996	100		+BATH.SKYLITES DORME							

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	0130	4.259	W200,ES95	1.9000	70.81	2,832,300
1	1010	Single Family	RC	Residual	0.080	AC	35,000.00	1.00000	5	1.00	0130	4.259		1.0000	3.41	11,900
1	1010	Single Family	WP	Undevelop	1.310	AC	2,000.00	1.00000	0	1.00	0130	4.259		1.0000	0.20	11,200
Total Card Land Units					2.31	AC	Parcel Total Land Area					2.31	Total Land Value			2,855,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1986	
Model	01	Residential	Bsmt Type	03	
Grade	11	Prime	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,830,305
Interior Floor 2			Replace Cost		1,991,629
Heat Fuel	03	Gas	Year Built		2004
Heat Type	05	Hot Water	Effective Year Built		2012
AC Type	03	Central	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	5		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	6		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		91
Fireplaces	1		Percent Good		91
Extra Openings	1		Cns Sect Rcnld		1,812,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1628		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1986		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
WDK	Deck	L	309	21.00	1990	A	70	C	1.00	4,500
BOAT	Boat House	L	218	80.00	1990	A	70	A	2.00	24,400
DCK	Dock	L	152	45.00	1990	E	100	A	2.00	13,700
SPL2	Ing Pool-Good	L	600	89.00	2005	A	70	B	1.50	56,100
GNR	GENERATOR	L	1	12400.00	2009	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,585	2,585	2,585	267.86	692,425
BSM	Basement	0	1,987	397	53.52	106,341
CTH	Cathedral Ceiling	0	320	32	26.79	8,572
FEP	Finished Enclosed Porch	0	286	172	161.09	46,072
FGR	Garage	0	725	290	107.15	77,680
FOP	Open Porch	0	341	51	40.06	13,661
FUS	Finished Upper Story	3,150	3,150	3,150	267.86	843,767
PTO	Patio	0	40	2	13.39	536
WDK	Deck	0	1,541	154	26.77	41,251
Ttl Gross Liv / Lease Area		5,735	10,975	6,833		1,830,305

