

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MILLAR ALEXANDER & KRISTIN TT 186 POWDER POINT AVENUE TRUST 120 CHERRY ST		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	737,300	737,300
		SUPPLEMENTAL DATA		RES LAND		0	Medium	RESIDNTL	1010	3,399,700	3,399,700
SAN FRANCISCO CA 94118		Alt Prcl ID Scnd Home 500537 Tax Class T Tot Fin Area 3552 Total Acres 1.328 Chapter Lan		Cyclical Exemption W W District Res Exem		Assoc Pid#		Total		4,349,100	4,349,100

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MILLAR ALEXANDER & KRISTIN TT		40365 0028	09-27-2011	Q	I	2,150,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	732,200	2022	1010	659,800
									1010	3,133,700		1010	2,681,800
									1010	154,800		1010	154,800
								Total		4,020,700	Total		3,496,400
								Total			Total		3,081,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

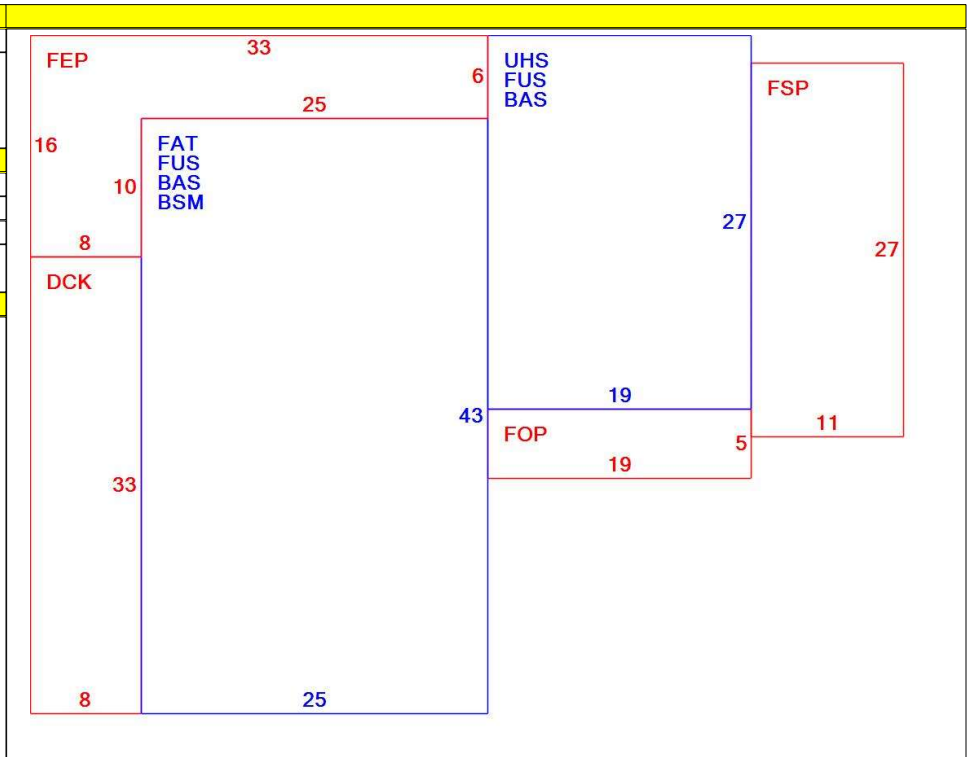
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			737,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			212,100
Appraised Land Value (Bldg)			3,399,700
Special Land Value			0
Total Appraised Parcel Value			4,349,100
Valuation Method			C
Total Appraised Parcel Value			4,349,100

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
2019-6	01-11-2019	NC	New Construct	100,000		100	07-12-2019	14' X 34' POOL HOUSE ON A F	05-17-2023	SJD	10		12	Property Est. - No Access
2018-211	06-05-2018	AD	Addition	20,000		100	07-12-2019	FOUNDATION FOR POOL HOU	04-12-2013	VGS			20	Field Review
2017-22	12-12-2017	MS	Miscellaneous	4,000		100		5' X 9' UTILTY BLDG	03-04-2013	AO	6	6	30	Quality Control
									07-05-2011	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	40,000 SF	8.75	1.00000	5	1.00	0130	4.259		W225	2.2500	83.85	3,354,100	
1	1010	Single Family	RC	Residual	0.300 AC	35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.42	44,700	
1	1010	Single Family	WP	Undevelop	0.110 AC	2,000.00	1.00000	0	1.00	0130	4.259			1.0000	0.19	900	
Total Card Land Units					1.33 AC	Parcel Total Land Area					1.33	Total Land Value					3,399,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1075	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	307.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			851,179
Interior Floor 2			Net Other Adj		47,950
Heat Fuel	03	Gas	Replace Cost		899,128
Heat Type	04	Forced Air-Duc	Year Built		1890
AC Type	01	None	Effective Year Built		2003
Bedrooms	8		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		18
Total Rooms	12		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnld		737,300
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	1075		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
FGR1	Garage - 1 Sto	L	440	52.00	1980	A	70	C	1.00	16,000
SHD1	Shed	L	192	21.00	1980	A	70	C	1.00	2,800
PHS	Pool House	L	476	143.00	2019	A	70	A	2.00	95,300
SPL2	Ing Pool-Good	L	648	89.00	2018	G	85	A	2.00	98,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,588	1,588	1,588	207.20	329,034
BSM	Basement	0	1,075	215	41.44	44,548
DCK	Deck	0	264	26	20.41	5,387
FAT	Finished Attic	323	1,075	323	62.26	66,926
FEP	Finished Enclosed Porch	0	278	167	124.47	34,602
FOP	Open Porch	0	95	14	30.53	2,901
FSP	Screened Porch	0	297	59	41.16	12,225
FUS	Finished Upper Story	1,588	1,588	1,588	207.20	329,034
UHS	Unfinished Half Story	0	513	128	51.70	26,522
Ttl Gross Liv / Lease Area		3,499	6,773	4,108		851,179



186 POWDER POINT AVE

