

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRAZ ERIC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BRAZ AMY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	910,200	910,200
73 FULLER BROOK RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,290,500	1,290,500	
WELLESLEY MA 02482		Alt Prcl ID Scnd Home 500749 Tax Class T Tot Fin Area 3105 Total Acres .429 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	50,200	50,200
GIS ID F_883243_2843020		Assoc Pid#			Total		2,250,900	2,250,900	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRAZ ERIC		52291 241	01-31-2020	Q	I	1,000,000	00	Year	Code	Assessed	Year	Code	Assessed
HUGHES ROBERT E		47410 200	09-01-2016	U	I	1	1A	2023	1010	494,800	2022	1010	290,600
HUGHES ROBERT E & JEAN D TT		14599 228	08-21-1996	U	I	1	1F		1010	1,188,400		1010	794,100
									1010	29,000		1010	6,300
								Total		1,712,200	Total		1,091,000
								Total			Total		1,024,300

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)	910,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	50,200
Appraised Land Value (Bldg)	1,290,500
Special Land Value	0
Total Appraised Parcel Value	2,250,900
Valuation Method	C
Total Appraised Parcel Value	2,250,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

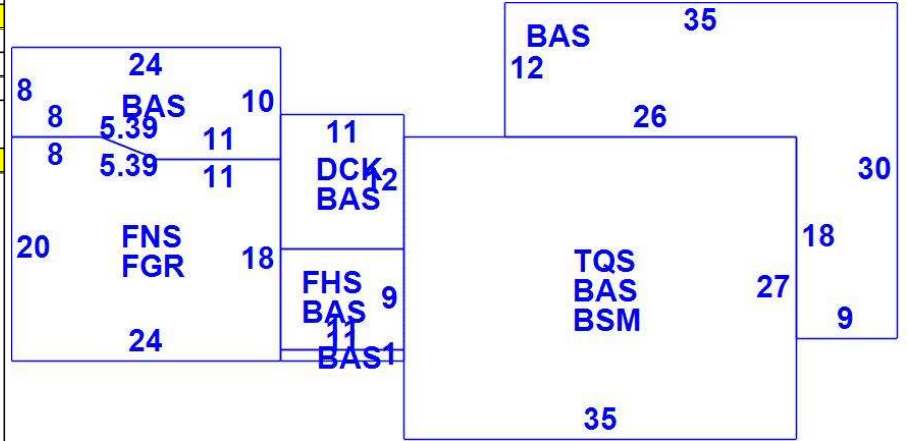
NOTES													

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
BPO-22-41	02-10-2022	NC	New Construct	46,000	05-23-2022	100	08-05-2022	18X36 PERMACRETE INGRND	02-23-2023	SJT	5		20	Field Review
BPO-21-456	10-26-2021	BP	Bldg Permit	600,000	03-31-2022	100	08-05-2022	Raze and rebuild garage with livi	05-23-2022	SJT	5		20	Field Review
BPO-21-460	10-20-2021	DM	Demolish	2,846		100		Demo existing garage and mudro	04-19-2022	SJT	5		01	Measure - No Entry
									06-15-2021	SJD	9	2	01	Measure - No Entry
									05-14-2020	SJD	9		20	Field Review
									07-20-2016	JLF	10	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review

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	18,700 SF	16.20	1.00000	5	1.00	0130	4.259		1.0000	69.01	1,290,500
Total Card Land Units					0.43 AC	Parcel Total Land Area					0.43	Total Land Value			1,290,500

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	945	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		988,701
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		34,010
Heat Fuel	03	Gas	Year Built		1,022,711
Heat Type	04	Forced Air-Duc	Effective Year Built		1950
AC Type	03	Central	Depreciation Code		2010
Bedrooms	4		Remodel Rating		R
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		89
Extra Openings	0		Cns Sect Rcnld		910,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	945		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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700
SPL1	Ing Pool - Ave	L	648	64.00	2022	G	50	A	2.00	41,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,988	1,988	1,988	279.45	555,551
BSM	Basement	0	945	189	55.89	52,816
DCK	Deck	0	132	13	27.52	3,633
FGR	Garage	0	453	181	111.66	50,581
FHS	Finished Half Story	50	99	50	141.14	13,973
FNS	Finished 90% Story	408	453	408	251.69	114,016
TQS	Three Quarter Story	709	945	709	209.66	198,131
Ttl Gross Liv / Lease Area		3,155	5,015	3,538		988,701

