

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VOSE ABBOT W TT, VOSE ANN PETE			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
DECLARATION OF TRUST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	610,100	610,100	
865 CENTRAL AVE #K-108			SUPPLEMENTAL DATA				RES LAND	1010	1,571,400	1,571,400			
NORTH HILL			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2644 Total Acres .48 Chapter Lan GIS ID F_886365_2843100				Cyclical Exemption W District Res Exem	8	RESIDNTL	1010	39,000	39,000	
NEEDHAM MA 02492							Assoc Pid#		Total		2,220,500	2,220,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VOSE ABBOT W TT, VOSE ANN PETERS		20857 0045	11-06-2001	U	I	0	0	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VOSE ROBERT JR, ABBOT & ROBERT C		11245 0260	09-09-1992	U	I	0	0	2023	1010	460,300	2022	1010	421,300	2021	1010	380,100
VOSE ROBERT JR, ABBOT & ROBERT C		10651 0252	12-20-1991	U	I	1	1A	1010	1,446,300		1010	1,138,600		1010	1,019,300	
								1010	34,700		1010	34,700		1010	31,300	
								Total		1,941,300	Total		1,594,600	Total		1,430,700

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

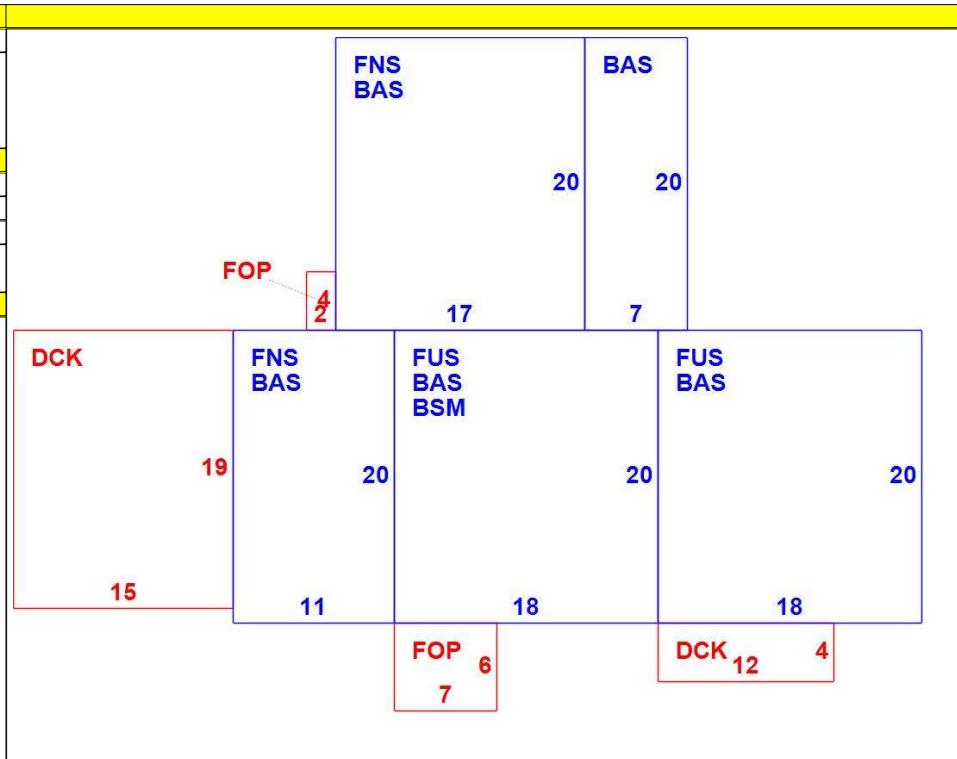
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

NOTES		APPRAISED VALUE SUMMARY	
1 BEDROOM UNHEATED		Appraised Bldg. Value (Card)	610,100
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	39,000
		Appraised Land Value (Bldg)	1,571,400
		Special Land Value	0
		Total Appraised Parcel Value	2,220,500
		Valuation Method	C
		Total Appraised Parcel Value	2,220,500

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
2015-246	10-20-2015	MN	Maintenance	3,900		100		STRIP OLD SHINGLES AND RE		09-07-2023	SJT	10		01	Measure - No Entry
106	05-17-2010	RM	Remodel	11,500		100		1ST FLR BTHRM		09-14-2020	SJT	5		20	Field Review
										04-12-2013	VGS			20	Field Review
										06-18-2010	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	20,909 SF	14.86	1.00000	5	1.00	0130	4.259		V125,E95	1.1875	75.15	
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			1,571,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	360	
Model	01	Residential	Bsmt Type	02	
Grade	08	Excellent	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		706,344
Interior Floor 2			Replace Cost		37,625
Heat Fuel	03	Gas	Year Built		743,968
Heat Type	04	Forced Air-Duc	Effective Year Built		1913
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		18
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		82
Extra Openings	1		Cns Sect Rcnd		610,100
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	360		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	902	52.00	1980	F	55	C	1.00	25,800
PTO	Patio	L	256	15.00	1980	A	70	C	1.00	2,700
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,420	1,420	1,420	256.20	363,804
BSM	Basement	0	360	72	51.24	18,446
DCK	Deck	0	333	33	25.39	8,455
FNS	Finished 90% Story	504	560	504	230.58	129,125
FOP	Open Porch	0	50	8	40.99	2,050
FUS	Finished Upper Story	720	720	720	256.20	184,464
Ttl Gross Liv / Lease Area		2,644	3,443	2,757		706,344

