

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DONOHUE THOMAS J AND WILSON DUXBURY HOUSE TRUST 4109 N RANDOLPH CT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	915,600	915,600	
		SUPPLEMENTAL DATA		RES LAND		1010	1,528,000	1,528,000	RESIDNTL	1010	176,200	
ARLINGTON VA 22207		Alt Prcl ID Scnd Home 500752 Tax Class T Tot Fin Area 3709 Total Acres 1.168 Chapter Lan		Cyclical Exemption W District Res Exem		8		Total		2,619,800	2,619,800	VISION
GIS ID F_884643_2842169		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DONOHUE THOMAS J AND WILSON MA		52766 224	05-18-2020	Q	I	1,990,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ROY RYAN M		48614 0022	06-30-2017	Q	I	1,750,000	00	2023	1010	980,800	2022	1010	853,500	2021	1010	737,700
HAGER-MOITOSO REGINA & MARK J T		44881 0087	10-28-2014	U	I	100	1A		1010	1,408,500		1010	922,200		1010	857,200
MOITOSO MARK		43683 0258	10-04-2013	Q	I	1,325,000	00		1010	119,400		1010	119,400		1010	115,400
HABGOOD ROBERT P IV & DAWN W		10674 0333	12-31-1991	Q	I	330,000	00	Total		2,508,700	Total		1,895,100	Total		1,710,300

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

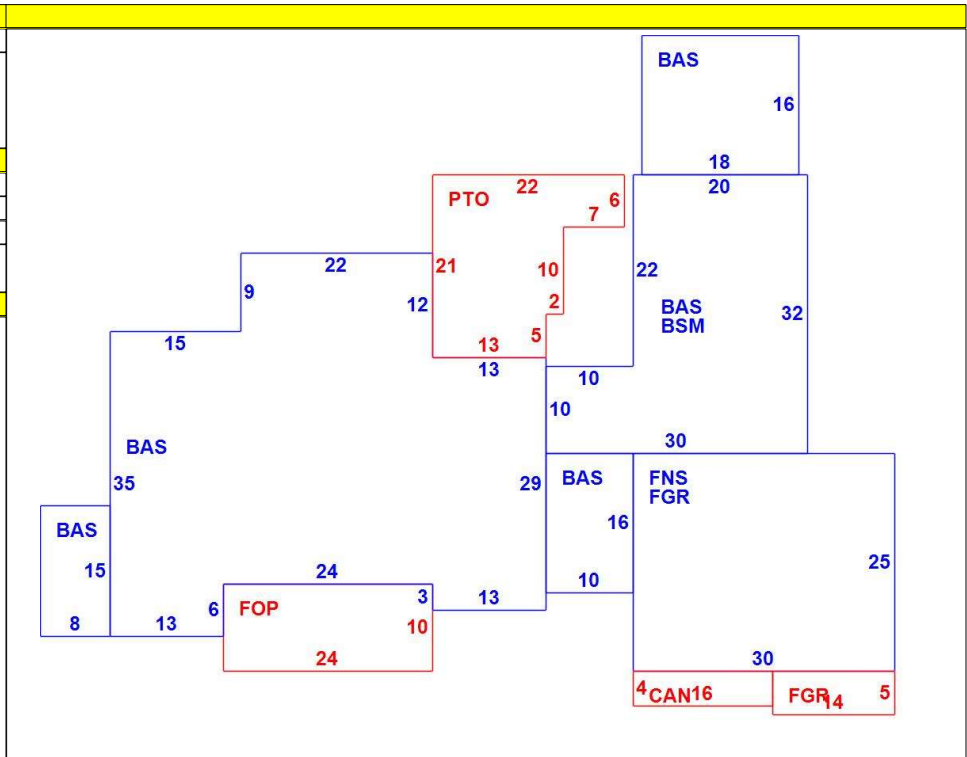
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0130			

NOTES													
This signature acknowledges a visit by a Data Collector or Assessor										APPRAISED VALUE SUMMARY			
										Appraised Bldg. Value (Card)		915,600	
										Appraised Xf (B) Value (Bldg)		0	
										Appraised Ob (B) Value (Bldg)		176,200	
										Appraised Land Value (Bldg)		1,528,000	
										Special Land Value		0	
										Total Appraised Parcel Value		2,619,800	
										Valuation Method		C	
										Total Appraised Parcel Value		2,619,800	

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-22-17	01-21-2022	AD	Addition	50,000	07-17-2023	100	02-08-2023	8.5X9 BATHRM ADD TO SEASO		07-17-2023	SJT	5		12	Property Est. - No Access
2018-181	05-16-2018	BP	Bldg Permit	39,000	04-23-2019	100	04-23-2019	INSTALL 21' X 36' INGROUND G		04-25-2019	SJT	5		01	Measure - No Entry
2016-219	07-12-2016	MS	Miscellaneous	6,000		100		REPLACE FURNACE ADD NEW		05-09-2016	JLF	5		01	Measure - No Entry
2016-71	05-23-2016	RM	Remodel	17,000		100		RM 1ST FLR BATHROOM		03-31-2014	SJD	9	1	00	Measure & Listed
2015-55	04-17-2015	MN	Maintenance	5,200	05-09-2016	100		REPLACEMENT 9 WINDOWS 1		03-21-2014	SJD	9		01	Measure - No Entry
2014-322	10-28-2014	NC	New Construct	108,000	05-09-2016	100		DEMO EXISTING ATTACHED G		04-12-2013	VGS			20	Field Review
2014-3	01-06-2014	RM	Remodel	18,400		100		RM KITCHEN & CREATE CATH		07-15-2008	K-B			01	Measure - No Entry

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			1.0001	37.27	1,490,700
1	1010	Single Family	RC	Residual	0.250 AC	35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.43	37,300
Total Card Land Units					1.17	AC	Parcel Total Land Area					1.17	Total Land Value			1,528,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	740	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	1				
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			984,863
Interior Floor 2			Net Other Adj		43,870
Heat Fuel	03	Gas	Replace Cost		1,028,733
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	03	Central	Effective Year Built		2010
Bedrooms	3		Depreciation Code		R
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		11
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		915,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	740		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
GHSE	GUEST HOUS	L	636	172.00	2006	G	85	C	1.00	93,000
GNR	GENERATOR	L	1	12400.00	2015	E	100	C	1.00	12,400
SPL2	Ing Pool-Good	L	756	89.00	2019	E	100	C	1.00	67,300
SPL3	Ing Hot Tub	L	49	72.00	2019	E	100	C	1.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,034	3,034	3,034	232.06	704,070
BSM	Basement	0	740	148	46.41	34,345
CAN	Canopy	0	64	6	21.76	1,392
FGR	Garage	0	820	328	92.82	76,116
FNS	Finished 90% Story	675	750	675	208.85	156,641
FOP	Open Porch	0	240	36	34.81	8,354
PTO	Patio	0	347	17	11.37	3,945
Ttl Gross Liv / Lease Area		3,709	5,995	4,244		984,863

