

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
OATES KAREN F & MICHAEL F TT KING CAESAR 270 NOMINEE TRUST 96 DEAN RD BROOKLINE MA 02445		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	920,400	920,400	
		SUPPLEMENTAL DATA		RES LAND		0	Medium	0	Average	RESIDNTL	1010	
Alt Prcl ID		Scnd Home		Cyclical Exemption		8		RESIDNTL	1010	8,700	8,700	
Tax Class		T		W				Total		2,571,900	2,571,900	
Total Acres		.7454		District Res Exem								
Chapter Lan				Assoc Pid#								
GIS ID		F_885065_2841984										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OATES KAREN F & MICHAEL F TT		57057 56	07-22-2022	Q	I	2,750,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
RAVANESI MARGARET F		11525 0334	12-22-1992	U	I	1	1A	2023	1010	742,600	2022	1010	677,200	2021	1010	596,700
									1010	1,383,600		1010	910,500		1010	834,400
									1010	6,300		1010	6,300		1010	3,500
								Total		2,132,500	Total		1,594,000	Total		1,434,600

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							
0130											
NOTES						Appraised Bldg. Value (Card)					920,400
						Appraised Xf (B) Value (Bldg)					0
						Appraised Ob (B) Value (Bldg)					8,700
						Appraised Land Value (Bldg)					1,642,800
						Special Land Value					0
						Total Appraised Parcel Value					2,571,900
						Valuation Method					C
						Total Appraised Parcel Value					2,571,900

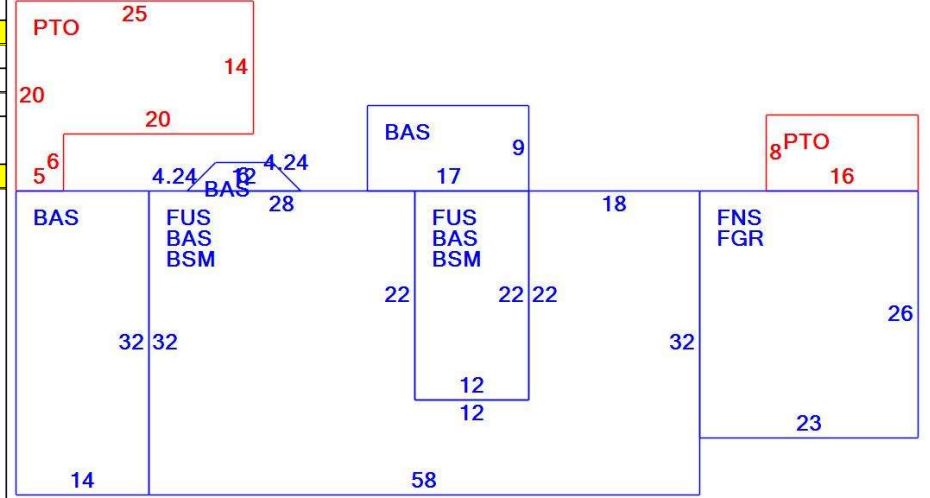
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-299	09-13-2023	AD	Addition	1,430,000		0		PLANE#BC-006=MOVE DWELLI		05-10-2023	SJD	9	1	07	Measure - Info @ Door
439	10-29-2001	RM	Remodel	10,000	08-09-2003	100		NEW CAB/2 NEW WINDOW		10-20-2015	JLF		1	00	Measure & Listed
20000413	10-16-2000	MN	Maintenance	18,000		100		STRIP AND REROOF		04-12-2013	VGS			20	Field Review
										08-09-2003	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	32,470	SF	10.33	1.00000	5	1.00	0130	4.259		V115	1.1500	50.59	1,642,800
Total Card Land Units					0.75	AC	Parcel Total Land Area					0.75	Total Land Value			1,642,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1856	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	1856.0	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1856				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj				1,247,327
Replace Cost				30,970
Year Built				1,278,297
Effective Year Built				1939
Depreciation Code				1993
Remodel Rating				G
Year Remodeled				
Depreciation %				28
Functional Obsol				
External Obsol				
Trend Factor				1.000
Condition				
Condition %				
Percent Good				72
Cns Sect Rcnld				920,400
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
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
GNR	GENERATOR	L	1	12400.00	2015	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	2,484	2,484	2,484	226.25	562,010
BSM	Basement	0	1,856	371	45.23	83,939
FGR	Garage	0	598	239	90.43	54,074
FNS	Finished 90% Story	538	598	538	203.55	121,724
FUS	Finished Upper Story	1,856	1,856	1,856	226.25	419,924
PTO	Patio	0	508	25	11.13	5,656
Ttl Gross Liv / Lease Area		4,878	7,900	5,513		1,247,327

