

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LOEHLIN JAMES H & ALICE WALKER			0 Water	0 Dead End	0 Vg/Exc	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
LOEHLIN ALICE WALKER			0 Septic	0 Paved	0 Good	RESIDNTL	1010	768,600	768,600		
865 CENTRAL AVE APT 520				0 Light		RES LAND	1010	2,915,200	2,915,200		
NEEDHAM MA 02492		SUPPLEMENTAL DATA				RESIDNTL	1010	15,300	15,300		
Alt Prcl ID		Cyclical			8	Total					VISION
Scnd Home 500130		Exemption				3,699,100					
Tax Class T		W			W	3,699,100					
Tot Fin Area 4539		District									
Total Acres 1.168		Res Exem									
Chapter Lan		Assoc Pid#									
GIS ID F_881569_2840707											

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LOEHLIN JAMES H & ALICE WALKER		10037 0136	11-19-1990	U	I	475,000	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	582,300	2022	1010	532,000
									1010	2,822,400		1010	2,490,600
									1010	11,800		1010	11,800
								Total		3,416,500	Total		3,034,400
								Total			Total		2,554,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES			
FUNCT. DUE TO NON-WORKING 4 FIREPLACES 11/2015 - JLF			

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
198	10-17-2011	AD	Addition	10,900		100		6PANELRFSOLARSYSTEM	11-09-2015	JLF	10		01	Measure - No Entry
28	02-03-2003	AD	Addition	14,000	08-29-2003	100		20X21 DETACHED GARG	04-12-2013	VGS			20	Field Review
513	11-27-2002	NC	New Construct	3,000	08-29-2003	100		FOUND 30X32 GARAGE	10-07-2004	KP		1	00	Measure & Listed
13107	03-04-1994	RM	Remodel	10,000	10-05-1995	100		REM KIT, ENL BDRM,OT						

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	0090	3.661		W225	2.2500	72.08	2,883,200	
1	1010	Single Family	WP	Residual	0.250 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	32,000	
Total Card Land Units					1.17 AC	Parcel Total Land Area					1.17	Total Land Value					2,915,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1586	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
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		1,121,318
Interior Floor 2			Replace Cost		43,225
Heat Fuel	03	Gas	Year Built		1,164,543
Heat Type	04	Forced Air-Duc	Effective Year Built		1888
AC Type	03	Central	Depreciation Code		1992
Bedrooms	6		Remodel Rating		G
Full Baths	4		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		5
Total Rooms	13		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		66
Extra Openings	3		Cns Sect Rcnd		768,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1586		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	420	52.00	2004	A	70	C	1.00	15,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,840	1,840	1,840	225.89	415,638
BSM	Basement	0	1,586	317	45.15	71,607
FHS	Finished Half Story	40	80	40	112.95	9,036
FOP	Open Porch	0	360	54	33.88	12,198
FSP	Screened Porch	0	263	53	45.52	11,972
FUS	Finished Upper Story	1,554	1,554	1,554	225.89	351,033
TQS	Three Quarter Story	1,106	1,474	1,106	169.49	249,834
Ttl Gross Liv / Lease Area		4,540	7,157	4,964		1,121,318

