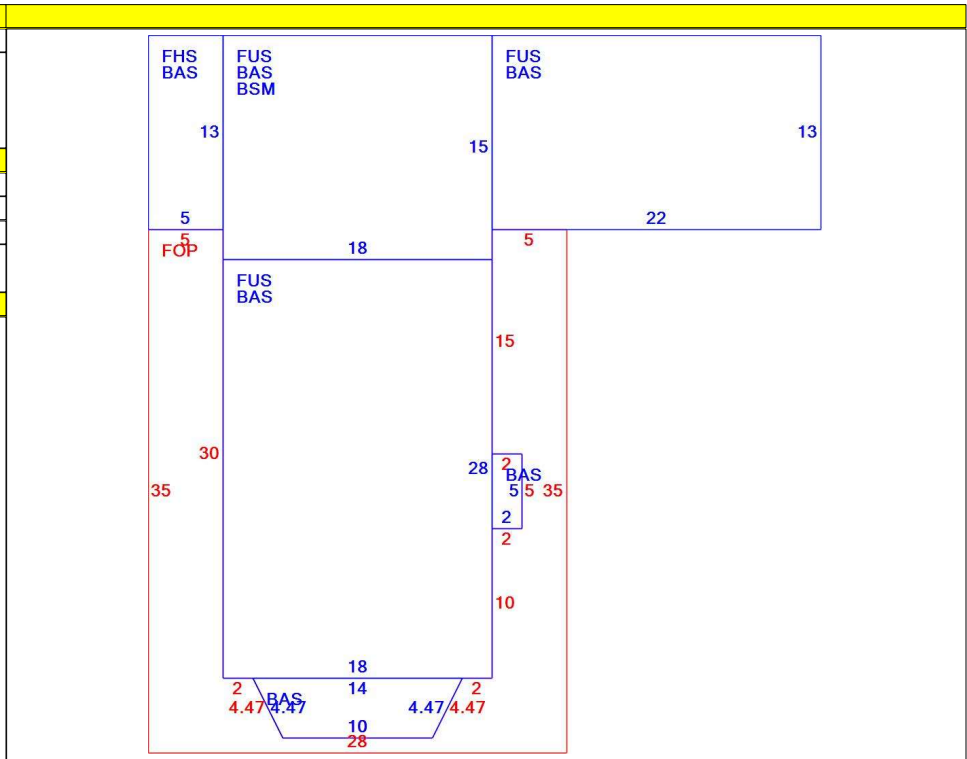


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>							
GLEASON PHYLLIS R  8 GERSON WAY  WINCHESTER MA 01890		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	372,700	372,700										
		SUPPLEMENTAL DATA				0	Medium			RES LAND	1010	1,386,900	1,386,900								
		Alt Prcl ID		Cyclical		8				RESIDNTL	1010	14,100	14,100								
		Scnd Home 500131		Exemption						Total		1,773,700	1,773,700								
		Tax Class T		W																	
		Tot Fin Area 2275		District																	
		Total Acres .43		Res Exem																	
		Chapter Lan		Assoc Pid#																	
		GIS ID F_881239_2840715																			
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
GLEASON PHYLLIS R			38641	0195	06-21-2010		U	I			1	1F	Year	Code	Assessed	Year	Code	Assessed			
													2023	1010	286,300	2022	1010	235,900			
														1010	1,208,800		1010	839,300			
														1010	10,400		1010	10,400			
													Total		1,505,500	Total		1,085,600	Total		939,100
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							Appraised Bldg. Value (Card)		372,700				
0090															Appraised Xf (B) Value (Bldg)		0				
												Appraised Ob (B) Value (Bldg)		14,100							
												Appraised Land Value (Bldg)		1,386,900							
												Special Land Value		0							
												Total Appraised Parcel Value		1,773,700							
												Valuation Method		C							
												Total Appraised Parcel Value		1,773,700							
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				
2013-205	11-04-2013	MN	Maintenance	14,246		100		REPLACE 10 WINDOWS				06-23-2014	JLF	10		20	Field Review				
125	09-13-2012	MN	Maintenance	27,676		100		23 RELACEMENT WINDOWS				04-12-2013	VGS			20	Field Review				
												07-07-1999	BSB		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	18,731	SF	16.18	1.00000	5	1.00	0090	3.661			L125	1.2500	74.04	1,386,900			
Total Card Land Units					0.43	AC	Parcel Total Land Area					0.43	Total Land Value					1,386,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	270	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	1				
Half Baths	2				
Extra Fixtures	0				
Total Rooms	10				
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	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	270				

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

COST / MARKET VALUATION	
Net Other Adj	537,447
Replace Cost	18,850
Year Built	556,297
Effective Year Built	1890
Depreciation Code	1988
Remodel Rating	A
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnld	372,700
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
FGR1	Garage - 1 Sto	L	528	52.00	1950	A	70	D	0.50	9,600
SHD1	Shed	L	304	21.00	1950	A	70	C	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,183	1,183	1,183	225.16	266,360
BSM	Basement	0	270	54	45.03	12,158
FHS	Finished Half Story	33	65	33	114.31	7,430
FOP	Open Porch	0	382	57	33.60	12,834
FUS	Finished Upper Story	1,060	1,060	1,060	225.16	238,665
Ttl Gross Liv / Lease Area		2,276	2,960	2,387		537,447



499 WASHINGTON ST

