

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOYNTON FREEMAN JR BOYNTON PATRICIA M P.O. BOX 2514 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	769,600	769,600
		SUPPLEMENTAL DATA		RES LAND		1010	2,735,100	2,735,100	RESIDNTL	1010	85,200
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4580 Total Acres 4.176 Chapter Lan GIS ID F_880646_2842390		Cyclical Exemption W District Res Exem		8		Total		3,589,900		3,589,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOYNTON FREEMAN JR		54497 230	03-02-2021	Q	I	3,000,000	00	Year	Code	Assessed	Year	Code	Assessed
LAWSON EDWARD F & BELKNAP THOM		9551 0198	01-08-1990	U	I	1	1A	2023	1010	577,900	2022	1010	496,400
									1010	2,446,100		1010	1,686,700
									1010	37,900		1010	39,500
								Total		3,061,900	Total		2,222,600
								Total			Total		1,914,800

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				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										769,600			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										85,200			
Appraised Land Value (Bldg)										2,735,100			
Special Land Value										0			
Total Appraised Parcel Value										3,589,900			
Valuation Method										C			
Total Appraised Parcel Value										3,589,900			

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-21-551	12-30-2021	NC	New Construct	37,000		100	09-30-2022	20X10 FIBERGLASS POOL		06-02-2022	SJD	9	1	07	Measure - Info @ Door
247	12-11-2009	RM	Remodel	115,000	05-27-2010	100		98'BAYAD INT REMODEL		09-19-2017	JLF	2	1	20	Field Review
563	11-16-2004	MS	Miscellaneous	0		100		WOOD STOVE INSTALL		07-19-2016	JLF	10	1	00	Measure & Listed
19990508	11-02-1999	RM	Remodel	85,000	01-01-2003	100		REFURBISH ENT HOUSE		04-12-2013	VGS		1	20	Field Review
										05-27-2010	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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		V200	2.0000	64.07	2,562,800
1	1010	Single Family	OS	Residual	2.399 AC	35,000.00	0.54013	5	1.00	0090	3.661			1.0000	1.59	166,000
1	1010	Single Family		Undevelop	0.860 AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	6,300
Total Card Land Units					4.18	AC	Parcel Total Land Area			4.18	Total Land Value			2,735,100		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	3153	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	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			993,011
Interior Floor 2			Net Other Adj		61,263
Heat Fuel	03	Gas	Replace Cost		1,054,275
Heat Type	05	Hot Water	Year Built		1948
AC Type	01	None	Effective Year Built		1994
Bedrooms	5		Depreciation Code		G
Full Baths	4		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	5		Depreciation %		27
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		769,600
Sq Ft Fin Bsmt	330		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	3153		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
BRN3	Barn - 1 St w/L	L	504	52.00	1975	A	70	C	1.00	18,300
FGR1	Garage - 1 Sto	L	864	52.00	1975	F	55	C	1.00	24,700
TEN	Tennis Court	L	1	9400.00	1970	A	70	C	1.00	6,600
SPL2	Ing Pool-Good	L	200	89.00	2021	E	100	A	2.00	35,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,620	3,620	3,620	181.44	656,807
BSM	Basement	0	2,865	573	36.29	103,964
FGR	Garage	0	408	163	72.49	29,574
FOP	Open Porch	0	68	10	26.68	1,814
FSP	Screened Porch	0	285	57	36.29	10,342
GHS	Greenhouse	0	140	42	54.43	7,620
PTO	Patio	0	416	21	9.16	3,810
SHD	Attached Shed	0	56	20	64.80	3,629
TQS	Three Quarter Story	960	1,280	960	136.08	174,181
UFF	Unfin Enclosed Entry	0	20	7	63.50	1,270
Ttl Gross Liv / Lease Area		4,580	9,158	5,473		993,011

