

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NEVILLE WILLIAM W III			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
NEVILLE BROOKE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	479,800	479,800
28 CHAPEL ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,066,700	1,066,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1444 Total Acres .36 Chapter Lan GIS ID F_880680_2841621				RESIDNTL	1010	22,900	22,900
		Cyclical Exemption W District Res Exem 8				Total 1,569,400 1,569,400			

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEVILLE WILLIAM W III		43532 0216	08-26-2013	Q	I	665,000	00	Year	Code	Assessed	Year	Code	Assessed
KANE CHRISTOPHER E & KATHERINE		40478 0299	10-24-2011	Q	I	645,000	00	2023	1010	365,800	2022	1010	335,000
TICE CHRIS M		31353 0146	09-16-2005	Q	I	685,000	00		1010	929,700		1010	640,400
									1010	17,600		1010	17,600
								Total		1,313,100	Total		993,000
								Total			Total		864,800

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	479,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	22,900
Appraised Land Value (Bldg)	1,066,700
Special Land Value	0
Total Appraised Parcel Value	1,569,400
Valuation Method	C
Total Appraised Parcel Value	1,569,400

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
2015-176	06-18-2015	NC	New Construct	24,000	06-03-2016	100		CONSTRUCT A 22 X 22' DETAC	09-19-2017	JLF	2		20	Field Review
2015-175	06-18-2015	AD	Addition	130,000	06-03-2016	100		ADDITIONS 1ST FL 680' F2ND F	06-03-2016	JLF	5		01	Measure - No Entry
2015-174	06-18-2015	DM	Demolish	13,500	06-03-2016	100		DEMO ALL EXISTING ONE STO	04-29-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									02-28-2011	K-B		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	15,682 SF	18.58	1.00000	5	1.00	0090	3.661		1.0000	68.02	1,066,700	
Total Card Land Units					0.36 AC	Parcel Total Land Area					0.36	Total Land Value				1,066,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	856	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			520,599
Interior Floor 2			Net Other Adj		30,885
Heat Fuel	02	Oil	Replace Cost		551,484
Heat Type	06	Steam	Year Built		1925
AC Type	03	Central	Effective Year Built		2008
Bedrooms	3		Depreciation Code		R
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	6		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		87
Gas Fireplaces	0		Cns Sect Rcnd		479,800
Sq Ft Fin Bsmt	400		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	856		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	440	52.00	2015	E	100	C	1.00	22,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,138	1,138	1,138	232.20	264,247
BSM	Basement	0	889	178	46.49	41,332
FOP	Open Porch	0	190	29	35.44	6,734
FSP	Screened Porch	0	238	48	46.83	11,146
FUS	Finished Upper Story	849	849	849	232.20	197,140
Ttl Gross Liv / Lease Area		1,987	3,304	2,242		520,599

