

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
EVANS SUSAN			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
LEWINE HOWARD			0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,168,700	1,168,700		
PO BOX 2308					0	Heavy			RES LAND	1090	2,178,400	2,178,400		
									RESIDNTL	1090	91,800	91,800		
SUPPLEMENTAL DATA													VISION	
DUXBURY	MA	02331	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5091 Total Acres 9.048 Chapter Lan			Cyclical 5 Exemption W District Res Exem								
GIS ID F_877284_2839936			Assoc Pid#							Total		3,438,900		3,438,900

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EVANS SUSAN			9432 0240	10-30-1989	U	I	300,000	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
									2023	1090	901,600	2022	1090	745,800	2021	1090	727,800
										1090	1,927,800		1090	1,304,700		1090	1,136,300
										1090	56,400		1090	56,400		1090	56,400
									Total		2,885,800	Total		2,106,900	Total		1,920,500

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														

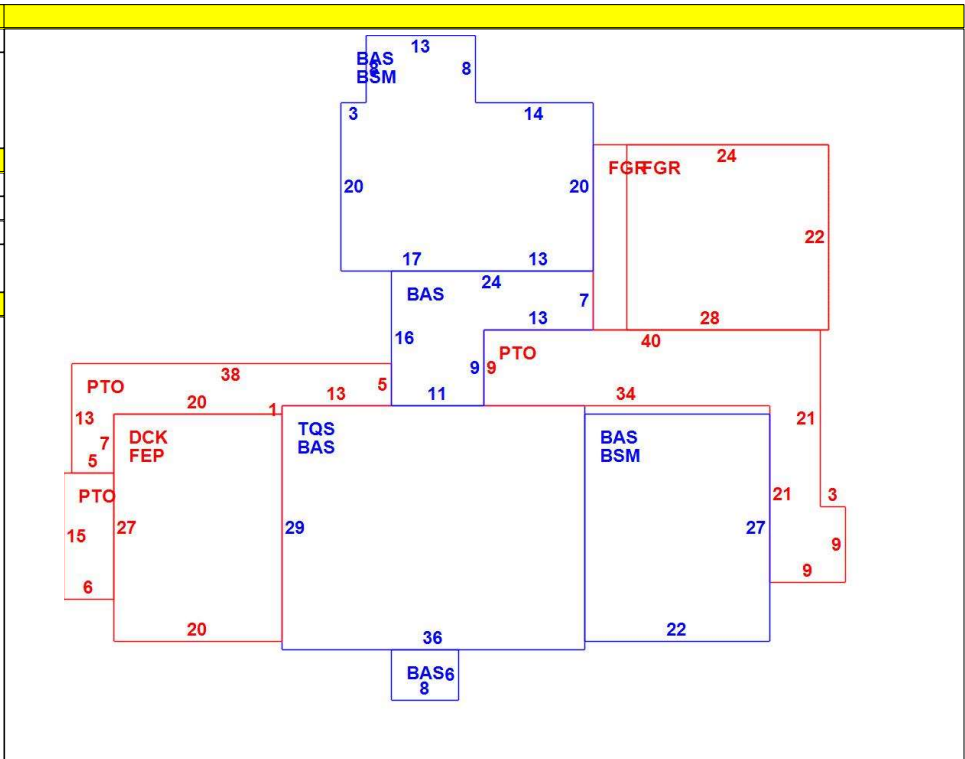
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch											
0090															

NOTES										APPRAISED VALUE SUMMARY					
AC IS LOCATED IN KITCHEN AREA ONLY										Appraised Bldg. Value (Card)		1,168,700			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		91,800			
										Appraised Land Value (Bldg)		2,178,400			
										Special Land Value		0			
										Total Appraised Parcel Value		3,438,900			
										Valuation Method		C			
										Total Appraised Parcel Value		3,438,900			

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
200	10-19-2011	RM	Remodel	200,000	08-05-2015	100		1224'2NDFL,520'SRM		08-05-2015	JLF	5		01	Measure - No Entry
224	07-15-2008	NC	New Construct	200,000	06-08-2010	100		void		08-01-2013	BH			01	Measure - No Entry
174	05-11-2005	RM	Remodel	15,000	09-14-2006	100		RAISE&RECONS ROOF		04-12-2013	VGS			20	Field Review
78	03-11-2004	RM	Remodel	100,000	09-14-2006	100		RFRB/WINTERIZE 2 HSE		06-28-2012	KP	5	6	00	Measure & Listed
489	12-11-2001	RM	Remodel	20,000	09-14-2006	100		REFRB GUEST QUARTERS		06-08-2010	KP		1	00	Measure & Listed
399	10-05-2001	NC	New Construct	36,000	07-23-2002	100		VOID							
19990314	07-08-1999	NC	New Construct	28,000	06-28-2000	100		TENNIS COURT							

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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		L150	1.5000	48.05	1,922,100
1	1090	Multi Houses	RC	Residual	7.250	AC 35,000.00	0.26906	5	1.00	0090	3.661			1.0000	0.79	249,900
1	1090	Multi Houses	RC	Undevelop	0.880	AC 2,000.00	1.00000	0	1.00	0090	3.661	BOG		1.0000	0.17	6,400
Total Card Land Units					9.05	AC	Parcel Total Land Area					9.05	Total Land Value			2,178,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1084	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			919,046
Interior Floor 2			Net Other Adj		50,460
Heat Fuel	02	Oil	Replace Cost		969,507
Heat Type	04	Forced Air-Duc	Year Built		1772
AC Type	03	Central	Effective Year Built		1992
Bedrooms	5		Depreciation Code		G
Full Baths	3		Remodel Rating		04
Half Baths	1		Year Remodeled		2012
Extra Fixtures	2		Depreciation %		29
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	2		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		688,300
Sq Ft Fin Bsmt	396		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1084		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
SPL2	Ing Pool-Good	L	450	89.00	1970	A	70	C	1.00	28,000
FGR2	Garage - 1 St	L	798	63.00	1980	F	55	C	1.00	27,700
TEN	Tennis Court	L	1	48500.00	1999	A	70	C	1.00	34,000
SHD1	Shed	L	120	21.00	2014	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,657	2,657	2,657	200.71	533,284
BSM	Basement	0	1,298	260	40.20	52,184
DCK	Deck	0	540	54	20.07	10,838
FEP	Finished Enclosed Porch	0	540	324	120.43	65,030
FGR	Garage	0	1,144	458	80.35	91,925
PTO	Patio	0	853	43	10.12	8,630
TQS	Three Quarter Story	783	1,044	783	150.53	157,155
Ttl Gross Liv / Lease Area		3,440	8,076	4,579		919,046



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
EVANS SUSAN LEWINE HOWARD PO BOX 2308 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,168,700	1,168,700
				0	Heavy			RES LAND	1090	2,178,400	2,178,400
SUPPLEMENTAL DATA								RESIDNTL	1090	91,800	91,800
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5091 Total Acres 9.048 Chapter Lan GIS ID F_877284_2839936				Cyclical 5 Exemption W District Res Exem Assoc Pid#		Total				3,438,900	3,438,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
EVANS SUSAN	9432	0240	10-30-1989	U	I	300,000	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1090	901,600	2022	1090	745,800
									1090	1,927,800		1090	1,304,700
									1090	56,400		1090	56,400
Total								Total		2,885,800	Total		2,106,900
								Total			Total		1,920,500

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,168,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	91,800
Appraised Land Value (Bldg)	2,178,400
Special Land Value	0
Total Appraised Parcel Value	3,438,900
Valuation Method	C
Total Appraised Parcel Value	3,438,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES									

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

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	
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					9.05	Total Land Value			0

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			561,480
Interior Floor 2			Net Other Adj		24,325
Heat Fuel	02	Oil	Replace Cost		585,806
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	03	Central	Effective Year Built		2003
Bedrooms	1		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	3		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	1		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		480,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS
BAS

25
21
31
12

BAS

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,027	1,027	1,027	311.59	320,000
FUS	Finished Upper Story	775	775	775	311.59	241,480
Ttl Gross Liv / Lease Area		1,802	1,802	1,802		561,480



273 HARRISON ST

