

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SETTEL PETER B SETTEL KARIN 251 HARRISON ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	940,700	940,700
		SUPPLEMENTAL DATA		Cyclical Exemption W		5		RES LAND	1010	2,301,900	2,301,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3514 Total Acres 8.308 Chapter Lan GIS ID F_877470_2840401		District HISTORIC ATM 2011 Res Exem		Assoc Pid#		RESIDNTL	1010	169,400	169,400
						Total				3,412,000	3,412,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SETTEL PETER B		55406 345	08-02-2021	Q	I	3,500,000	00	Year	Code	Assessed	Year	Code	Assessed
KANE CHARLES JR		8991 0064	02-15-1989	Q	I	575,000	00	2023	1010	934,000	2022	1010	825,000
									1010	2,047,200		1010	1,291,400
									1010	104,600		1010	96,400
								Total		3,085,800	Total		2,212,800
								Total			Total		1,992,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 940,700				
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

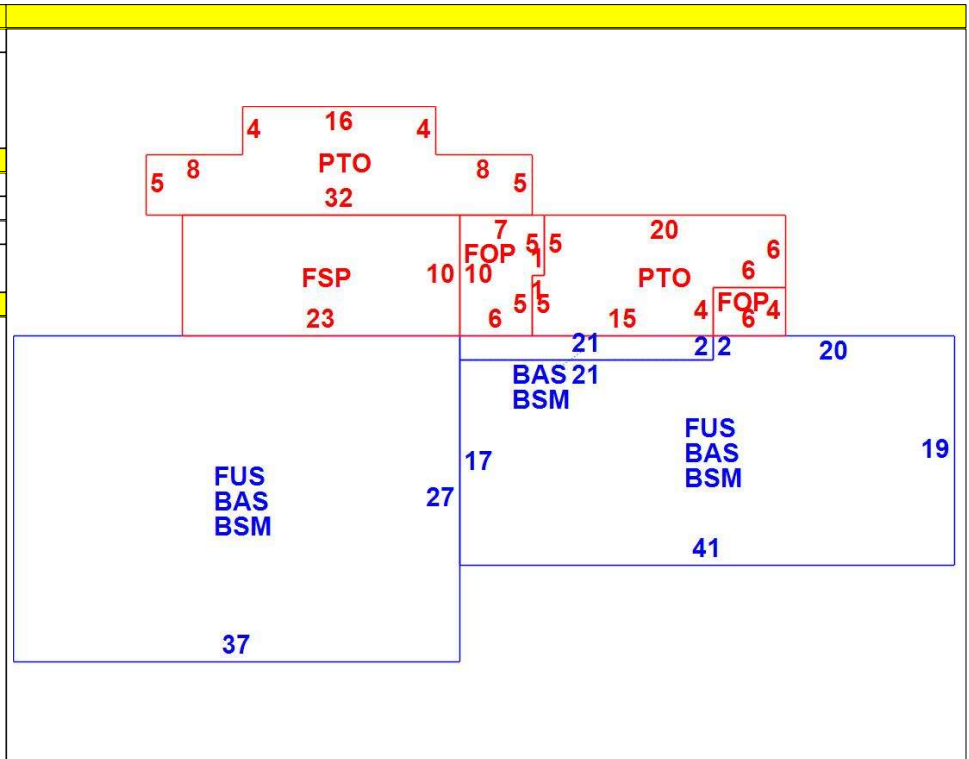
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES				VISIT / CHANGE HISTORY					
5 BEDROOM SEPTIC				Date	Id	Type	Is	Cd	Purpose/Result
				12-15-2021	SJD	9	1	07	Measure - Info @ Door
				10-08-2020	SJT	10		20	Field Review
				04-12-2013	VGS			20	Field Review
				10-01-2012	KP	6		30	Quality Control
				08-13-2008	K-B		1	00	Measure & Listed
				Total Appraised Parcel Value				3,412,000	
				Valuation Method				C	
				Total Appraised Parcel Value				3,412,000	

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	
QPO-22-30	12-05-2022	MN	Maintenance	47,500		100	12-05-2022	REROOF BARN W/ RED CEDA	12-15-2021	SJD	9	1	07	Measure - Info @ Door	
BPO-22-327	10-09-2022	NC	New Construct	143,200		0		20X40 INGROUND GUNITE PO	10-08-2020	SJT	10		20	Field Review	
7	01-03-2008	AD	Addition	5,000		100		72' TO BARN, INTERIOR	04-12-2013	VGS			20	Field Review	
19990208	05-14-1999	RM	Remodel	150,000	05-25-2000	100		KITCHEN/PORCH	10-01-2012	KP	6		30	Quality Control	
14893	04-28-1998	NC	New Construct	12,800		100		16X32 POLE BARN	08-13-2008	K-B		1	00	Measure & Listed	
11394	10-16-1989	AD	Addition	9,000	01-01-1990	100		ADD'N TO BARN 12 X30							
11157	03-27-1989	AD	Addition	32,000	02-28-1990	100		REMODEL 18 X 20							

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		L150	1.5000	48.05	1,922,100
1	1010	Single Family	RC	Residual	7.389	AC 35,000.00	0.26747	5	1.00	0090	3.661		L150	1.5000	1.18	379,800
Total Card Land Units					8.31	AC	Parcel Total Land Area					8.31	Total Land Value			2,301,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1307	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,094,130
Interior Floor 2			Replace Cost		53,100
Heat Fuel	02	Oil	Year Built		1,147,230
Heat Type	05	Hot Water	Effective Year Built		1796
AC Type	01	None	Depreciation Code		2003
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		82
Extra Openings	3		Cns Sect Rcnd		940,700
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	1307		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
BRN5	Barn - 2 Story	L	2,520	69.00	1950	A	70	C	1.00	121,700
BRN1	Barn - 1 Story	L	512	39.00	1995	A	70	C	1.00	14,000
SHD1	Shed	L	280	21.00	1995	A	70	C	1.00	4,100
BRN1	Barn - 1 Story	L	504	39.00	1989	A	70	C	1.00	13,800
BRN1	Barn - 1 Story	L	260	39.00	1990	A	70	C	1.00	7,100
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,778	1,778	1,778	277.07	492,622
BSM	Basement	0	1,778	356	55.48	98,635
FOP	Open Porch	0	89	13	40.47	3,602
FSP	Screened Porch	0	230	46	55.41	12,745
FUS	Finished Upper Story	1,736	1,736	1,736	277.07	480,985
PTO	Patio	0	405	20	13.68	5,541
Ttl Gross Liv / Lease Area		3,514	6,016	3,949		1,094,130

