

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BREER ALBERT R			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
BREER EMILY R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	908,100	908,100
PO BOX 2866		SUPPLEMENTAL DATA			RES LAND	1010	508,800	508,800	
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 678 Total Acres 1.758 Chapter Lan GIS ID F_876234_2835646			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	45,900	45,900
						Total	1,462,800	1,462,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BREER ALBERT R		46433 0280	12-28-2015	Q	I	950,000	U	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CANTELLA AMBER TRUSTEE		41262 0105	04-23-2012	U	I	250,000	1	2023	1010	689,700	2022	1010	629,700	2021	1010	550,200
OROURKE HAROLD AND CHURCHILL R		9742 0286	05-09-1990	U	I	1	1		1010	546,100		1010	347,000		1010	334,700
									1010	34,000		1010	27,700		1010	27,700
						Total		1,269,800	Total	1,004,400	Total		912,600			

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)	908,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	45,900
Appraised Land Value (Bldg)	508,800
Special Land Value	0
Total Appraised Parcel Value	1,462,800
Valuation Method	C
Total Appraised Parcel Value	1,462,800

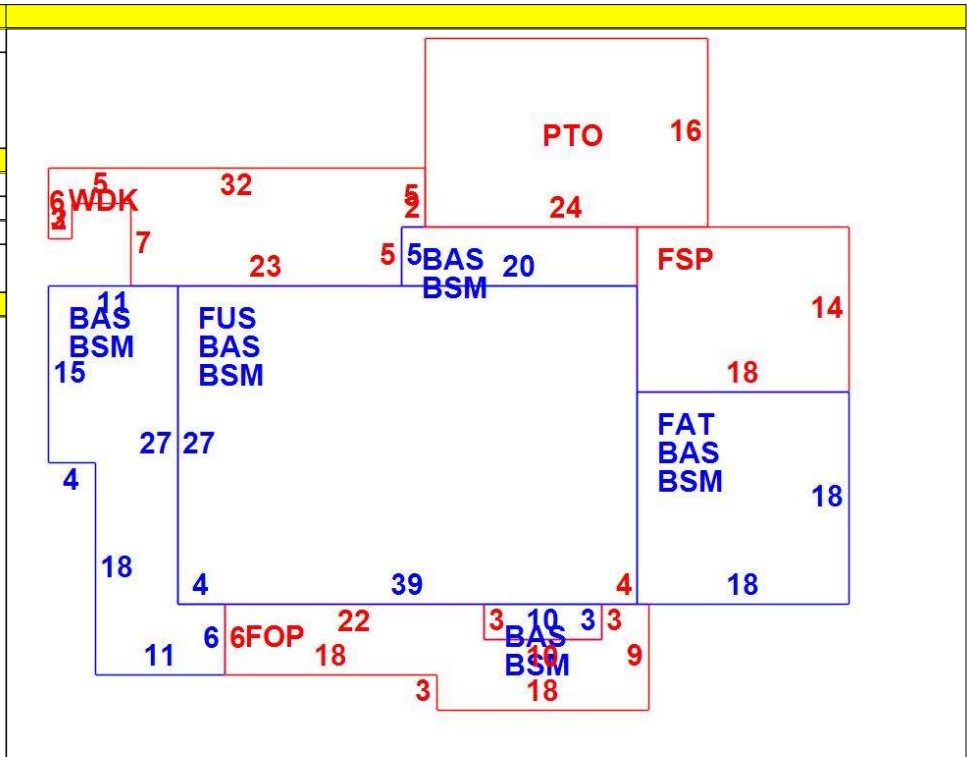
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
188	07-24-2012	NC	New Construct	367,900	08-13-2013	100		SIN FAM 1ST FL 2382' 2ND FL 1			12-15-2021	SJT	10		01	Measure - No Entry
135	06-01-2012	DM	Demolish	12,500	06-30-2012	100		DEMO 678 SQ FT DWELLING			06-03-2015	SJD	7	1	00	Measure & Listed
											05-20-2015	SJD	3		30	Quality Control
											08-13-2013	BH			01	Measure - No Entry
											04-12-2013	VGS			20	Field Review
											07-10-2012	SJD	9	5	04	Measure - Vacant
											06-24-2008	BSB			01	Measure - No Entry

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	0060	1.341			11.74	469,400	
1	1010	Single Family	RC	Residual	0.840 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.08	39,400	
Total Card Land Units					1.76 AC	Parcel Total Land Area					1.76	Total Land Value			508,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1822	
Model	01	Residential	Bsmt Type	04	Full
Grade	09	Custom	Unfin Area		
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		953,655
Interior Floor 2			Replace Cost		44,270
Heat Fuel	03	Gas	Year Built		997,925
Heat Type	10	Hydro-Air	Effective Year Built		2012
AC Type	03	Central	Depreciation Code		2012
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	6		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		91
Extra Openings	0		Cns Sect Rcnld		908,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	120		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1822		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
SHD1	Shed	L	54	21.00	1980	A	70	C	1.00	800
FGR1	Garage - 1 Sto	L	792	52.00	1980	A	70	C	1.00	28,800
SHD1	Shed	L	442	21.00	1980	A	70	C	1.00	6,500
SHD1	Shed	L	72	21.00	1980	A	70	C	1.00	1,100
GNR	GENERATOR	L	1	12400.00	2019	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	1,822	1,822	1,822	274.99	501,026
BSM	Basement	0	1,822	364	54.94	100,095
FAT	Finished Attic	97	324	97	82.33	26,674
FOP	Open Porch	0	240	36	41.25	9,900
FSP	Screened Porch	0	252	50	54.56	13,749
FUS	Finished Upper Story	1,053	1,053	1,053	274.99	289,561
PTO	Patio	0	384	19	13.61	5,225
WDK	Deck	0	267	27	27.81	7,425
Ttl Gross Liv / Lease Area		2,972	6,164	3,468		953,655

