

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOLVE DAVID C			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
TOLVE HEATHER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,321,900	1,321,900
30 POSSUM RUN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	528,800	528,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3935 Total Acres .923 Chapter Lan GIS ID F_877364_2837765				RESIDNTL	1010	74,500	74,500
				Cyclical Exemption W District Res Exem	9				
				Assoc Pid#					
							Total	1,925,200	1,925,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TOLVE DAVID C		35478 0304	01-07-2008	Q	I	1,485,000	00	Year	Code	Assessed	Year	Code	Assessed
MCNABB TERRENCE M		31134 0172	08-15-2005	Q	I	1,625,000	00	2023	1010	1,010,200	2022	1010	926,000
BRUSTIN MARY L		26415 0048	09-04-2003	U	I	1	1F		1010	629,000		1010	485,000
BRUSTIN STEVEN A		21579 0098	02-21-2002	U	I	1	1F		1010	46,000		1010	46,000
BRUSTIN STEVEN A		19605 0349	04-02-2001	U	I	1	1F						
							Total	1,685,200	Total	1,457,000	Total	1,223,900	

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)	1,321,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	74,500
Appraised Land Value (Bldg)	528,800
Special Land Value	0
Total Appraised Parcel Value	1,925,200
Valuation Method	C
Total Appraised Parcel Value	1,925,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

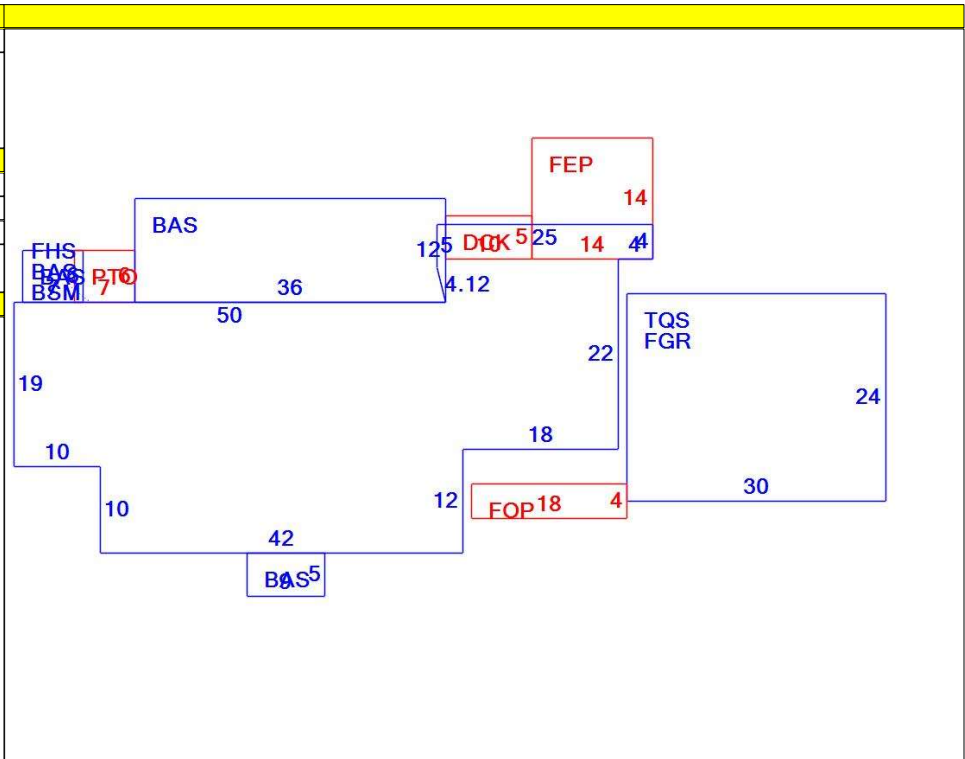
NOTES									

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
61	10-20-2005	MS	Miscellaneous	17,900		100		RE-ROOF		04-12-2013	VGS			20	Field Review
12735	04-08-1993	AD	Addition	38,000	01-01-1994	100		2,1STYADD 19X32+8X10		01-11-2006	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	PD	Primary	40,212 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	528,800
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			528,800

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1917	
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	11	Clapboard			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		1,407,201
Interior Floor 2			Replace Cost		95,006
Heat Fuel	02	Oil	Year Built		1,502,207
Heat Type	05	Hot Water	Effective Year Built		1986
AC Type	03	Central	Depreciation Code		2009
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %	12	
Extra Fixtures	3		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		88
Extra Openings	3		Cns Sect Rcnld		1,321,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	625		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1917		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	1,196	89.00	1995	A	70	C	1.00	74,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,436	2,436	2,436	296.75	722,889
BSM	Basement	0	1,917	383	59.29	113,656
DCK	Deck	0	50	5	29.68	1,484
FEP	Finished Enclosed Porch	0	196	118	178.66	35,017
FGR	Garage	0	720	288	118.70	85,465
FHS	Finished Half Story	959	1,917	959	148.45	284,586
FOP	Open Porch	0	72	11	45.34	3,264
PTO	Patio	0	42	2	14.13	594
TQS	Three Quarter Story	540	720	540	222.56	160,246
Ttl Gross Liv / Lease Area		3,935	8,070	4,742		1,407,201



30 POSSUM RUN

