

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GODWIN ADAM M			0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	
GODWIN EILEEN H			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,034,500	1,034,500	
40 POSSUM RUN			SUPPLEMENTAL DATA					0	Light	RES LAND	1010	515,100	515,100
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3980 Total Acres .947 Chapter Lan GIS ID F_877375_2837575					Cyclical Exemption W District Res Exem		RESIDNTL	1010	5,600	5,600
										Total		1,555,200	1,555,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GODWIN ADAM M		36128 0138	06-30-2008	Q	I	918,500	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
DRAVENSTADT LOWELL VERNON II		9867 0044	07-26-1990	Q	I	455,000	00	2023	1010	773,300	2022	1010	645,800	2021	1010	596,000		
									1010	613,200		1010	475,900		1010	393,400		
									1010	3,700		1010	3,700		1010	3,700		
										Total		1,390,200	Total		1,125,400	Total		993,100

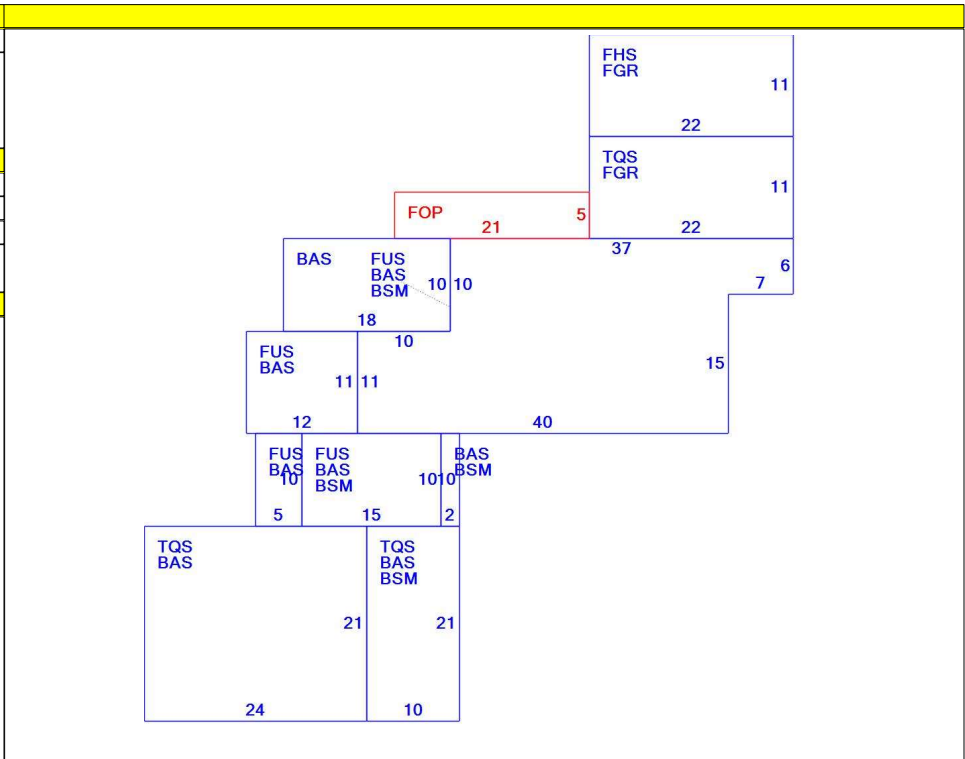
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRaised VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0080											
NOTES											
.95FUNCT. FOR WALK-THROUGH B.R. IS PARTIAL ANTIQUE WITH LARGER NEW ADDITIONS. NO FACTOR IS WARRANTED TO MIS OF OLD AND NEW.											
Appraised Bldg. Value (Card)						1,034,500					
Appraised Xf (B) Value (Bldg)						0					
Appraised Ob (B) Value (Bldg)						5,600					
Appraised Land Value (Bldg)						515,100					
Special Land Value						0					
Total Appraised Parcel Value						1,555,200					
Valuation Method						C					
Total Appraised Parcel Value						1,555,200					

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	
83	04-20-2010	RM	Remodel	27,000		100		KIT,WIND,DRS&LDRM	04-12-2013	VGS			20	Field Review	
14844	03-11-1998	MN	Maintenance	12,000		100		STRIP & REROOF	09-16-2010	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	36,420	SF	9.40	1.00000	5	1.00	0080	1.503		1.0000	14.14	514,800
1	1010	Single Family	PD	Undevelop	0.111	AC	2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.06	300
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			515,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1162	
Model	01	Residential	Bsmt Type	00	
Grade	10	Custom +	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			1,282,623
Interior Floor 2			Net Other Adj		60,936
Heat Fuel	02	Oil	Replace Cost		1,343,557
Heat Type	05	Hot Water	Year Built		1657
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
Total Rooms	9		Functional Obsol		5
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	2		Percent Good		77
Gas Fireplaces	0		Cns Sect Rcnld		1,034,500
Sq Ft Fin Bsmt	225		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1162		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
SHD1	Shed	L	120	21.00	1987	A	70	C	1.00	1,800
PTO	Patio	L	360	15.00	2000	A	70	C	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,028	2,028	2,028	290.05	588,231
BSM	Basement	0	1,162	232	57.91	67,293
FGR	Garage	0	484	194	116.26	56,271
FHS	Finished Half Story	121	242	121	145.03	35,097
FOP	Open Porch	0	105	16	44.20	4,641
FUS	Finished Upper Story	1,114	1,114	1,114	290.05	323,121
TQS	Three Quarter Story	717	956	717	217.54	207,969
Ttl Gross Liv / Lease Area		3,980	6,091	4,422		1,282,623



40 POSSUM RUN

