

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOSTON FIDUCIARY SERVICES LLC 21 HARRISON STREET REALTY TRU C/O CHARLIE CLAPP-HOWLAND CA 75 FEDERAL ST #1100 BOSTON MA 02110		0	Water	0	Private	0	Average	Description RESIDNTL RES LAND	Code 1010 1010	Appraised 559,400 1,146,500	Assessed 559,400 1,146,500
		0	No Sewer	0	Paved	0	Average				
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2474 Total Acres .500 Chapter Lan GIS ID F_880892_2840380		Cyclical Exemption W District Res Exem Assoc Pid#					
						Total		1,705,900	1,705,900	905 DUXBURY, MA  <b>VISION</b>	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BOSTON FIDUCIARY SERVICES LLC TR HAAS DANIEL TT		41389 97	05-18-2012	U	I	815,000	1V	Year	Code	Assessed	Year	Code	Assessed	
		17553 0280	06-11-1999	U	I	100	1F	2023	1010 1010	417,500 995,100	2022	1010 1010	348,200 689,200	2021
						Total		1,412,600	Total	1,037,400	Total	911,800		

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						
ASSESSING NEIGHBORHOOD								
Nbhd	Nbhd Name	B	Tracing	Batch				
0090								
NOTES								
This signature acknowledges a visit by a Data Collector or Assessor								
APPRAISED VALUE SUMMARY								
Appraised Bldg. Value (Card)			559,400					
Appraised Xf (B) Value (Bldg)			0					
Appraised Ob (B) Value (Bldg)			0					
Appraised Land Value (Bldg)			1,146,500					
Special Land Value			0					
Total Appraised Parcel Value			1,705,900					
Valuation Method			C					
Total Appraised Parcel Value			1,705,900					

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
EPO-23-414 20000186 13915	08-23-2023 05-23-2000 12-01-1995	EL MN DM	Electric Maintenance Demolish	5,000 3,000	06-04-1996	0 100 100		INSTALL 20RCA KOHLER GEN STRIP AND REROOF DEMOLISH SWIM POOL	04-12-2013 08-30-2012 09-13-2008	VGS SJD BSB	9	2 1	20 00 00	Field Review Measure & Listed 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	RC	Primary	21,780 SF	14.38	1.00000	5	1.00	0090	3.661		1.0000	52.64	1,146,500		
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.50	Total Land Value					1,146,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			679,228
Interior Floor 2			Net Other Adj		28,855
Heat Fuel	03	Gas	Replace Cost		708,082
Heat Type	05	Hot Water	Year Built		1982
AC Type	03	Central	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	8		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	1		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		559,400
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	1008		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,632	1,632	1,632	216.11	352,688
BSM	Basement	0	1,008	202	43.31	43,654
CTH	Cathedral Ceiling	0	624	62	21.47	13,399
FGR	Garage	0	576	230	86.29	49,705
FNS	Finished 90% Story	907	1,008	907	194.45	196,010
FOP	Open Porch	0	90	14	33.62	3,026
PTO	Patio	0	204	10	10.59	2,161
UAT	Unfinished Attic	0	576	86	32.27	18,585
Ttl Gross Liv / Lease Area		2,539	5,718	3,143		679,228

