

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HERNDON NANCY R TT			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
HERNDON REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,154,800	1,154,800
23 FRIENDSHIP LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	2,380,200	2,380,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3436 Total Acres .332 Chapter Lan GIS ID F_881030_2836716			Cyclical Exemption W W District Res Exem Assc Pid#	RESIDNTL	1010	3,800	3,800
						Total		3,538,800	3,538,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HERNDON NANCY R TT		33697 0160	11-17-2006	Q	I	1,500,000	00	Year	Code	Assessed	Year	Code	Assessed
FRIENDSHIP LN RLTY TRUST		17033 0319	01-11-1999	U	I	1	1F	2023	1010	885,000	2022	1010	812,600
								1010	2,410,900		2021	1010	2,106,300
								1010	2,600		1010	2,600	2,600
						Total		3,298,500	Total		2,921,500	Total	2,500,200

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)	1,122,400
Appraised Xf (B) Value (Bldg)	32,400
Appraised Ob (B) Value (Bldg)	3,800
Appraised Land Value (Bldg)	2,380,200
Special Land Value	0
Total Appraised Parcel Value	3,538,800
Valuation Method	C
Total Appraised Parcel Value	3,538,800

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

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
46	03-16-2010	NC	New Construct	610,000	08-12-2013	100		3433'SF,552'G372'P,D OP AS OF DM EXISTING DWELLING	08-12-2013	BH			01	Measure - No Entry
211	11-02-2009	DM	Demolish	11,000	06-30-2010	100			04-12-2013	VGS			20	Field Review
									07-11-2012	KP	5	7	00	Measure & Listed
									05-02-2012	KP	5		00	Measure & Listed
									05-24-2011	KP		4	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	RC	Primary	9,245 SF	28.12	1.00000	5	1.00	0090	3.661	MARSH FRONT	W250	2.5000	257.36
1	1010	Single Family	RC	Undevelop	0.120 AC	2,000.00	1.00000	0	1.00	0090	3.661	MARSH		1.0000	0.17
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value			2,380,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1442	
Model	01	Residential	Bsmt Type	05	
Grade	09	Custom	Unfin Area	0.00	Full Raised
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		1,133,684
Heat Fuel	03	Gas	Replace Cost		73,150
Heat Type	10	Hydro-Air	Year Built		1,206,834
AC Type	03	Central	Effective Year Built		2010
Bedrooms	2		Depreciation Code		2014
Full Baths	3		Remodel Rating		E
Half Baths	1		Year Remodeled		04
Extra Fixtures	2		Depreciation %		2012
Total Rooms	6		Functional Obsol		7
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		93
Gas Fireplaces	1		Cns Sect Rcnd		1,122,400
Sq Ft Fin Bsmt	620		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1442		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
ELV-H	Elevator	B	1	34800.00	2013	G	93	C	0.00	32,400
PTO	Patio	L	300	15.00	2012	G	85	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	1,814	1,814	1,814	260.74	472,977
BSM	Basement	0	1,442	288	52.08	75,092
CAN	Canopy	0	69	7	26.45	1,825
CTH	Cathedral Ceiling	0	419	42	26.14	10,951
FGR	Garage	0	552	221	104.39	57,623
FNS	Finished 90% Story	497	552	497	234.76	129,586
FUS	Finished Upper Story	1,442	1,442	1,442	260.74	375,983
WDK	Deck	0	372	37	25.93	9,647
Ttl Gross Liv / Lease Area		3,753	6,662	4,348		1,133,684

