

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
COREY DAVID P & BREAKFIELD XA BREAKFIELD FAMILY TRUST 32 LINDEN LN  DUXBURY MA 02332			0	Water	0	Private	0	Average	Description	Code		Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		861,300	861,300
			SUPPLEMENTAL DATA			0	Light	0	Average	RES LAND		1010	1,383,600
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2518 Total Acres 2.5 Chapter Lan GIS ID F_880077_2838762			Cyclical Exemption W District Res Exem			8		RESIDNTL	1010	8,200	8,200		
									Total		2,253,100	2,253,100	

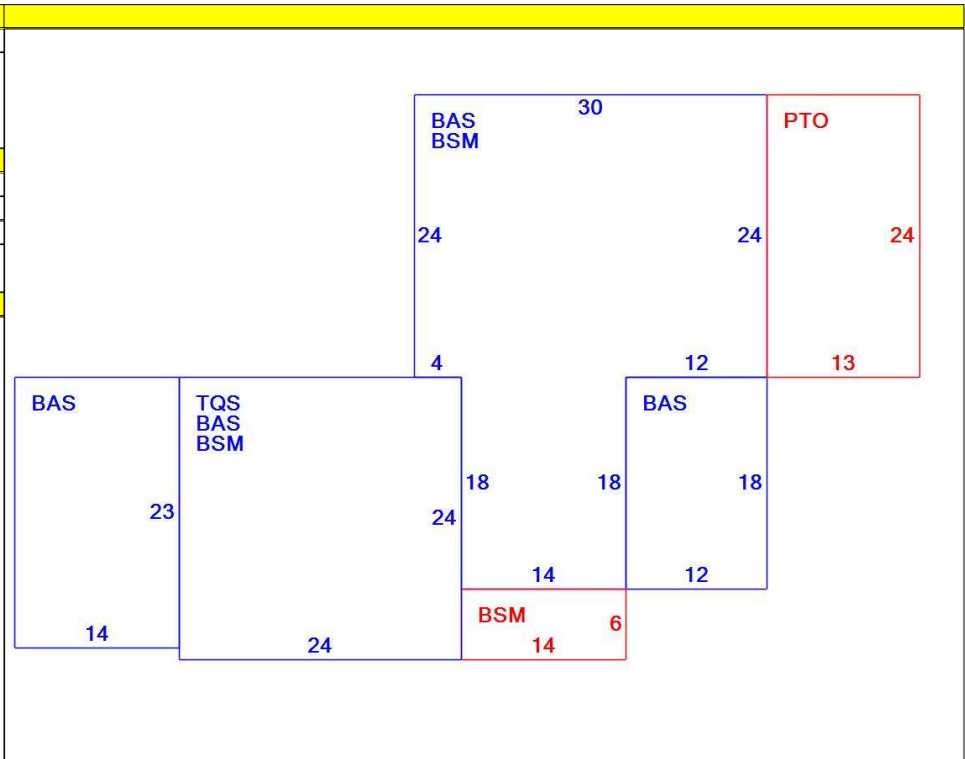
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COREY DAVID P & BREAKFIELD XAND	44190	0021	03-31-2014	U	I	800,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WADSWORTH ELDEN F TT	15345	0341	07-24-1997	U	I	100	1	2023	1010	642,800	2022	1010	504,300	2021	1010	502,500
									1010	1,206,700		1010	821,700		1010	694,800
									1010	6,400		1010	6,400		1010	6,400
									Total	1,855,900	Total	1,332,400	Total	1,203,700		

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			Appraised Bldg. Value (Card)					861,300		
0090											Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					8,200			
										Appraised Land Value (Bldg)					1,383,600			
										Special Land Value					0			
										Total Appraised Parcel Value					2,253,100			
										Valuation Method					C			
										Total Appraised Parcel Value					2,253,100			

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-22-358	07-22-2022	EL	Electric			0		STANDBY GENERATOR			05-14-2020	SJT	5		20	Field Review
QPO-22-10	06-07-2022	MN	Maintenance	11,000		100	06-07-2022	WEATHERIZAITON /AIR SEALI			03-11-2019	SJT	5		01	Measure - No Entry
2019-46	03-14-2019	MN	Maintenance	9,650		100		STRIP & REROOF METAL ROO			05-21-2018	JLF	5	1	07	Measure - Info @ Door
2018-189	09-12-2018	MS	Miscellaneous	5,773		100		INSTALL A 10" CLASS A CHIMN			05-12-2014	SJD	9	1	00	Measure & Listed
2016-348	10-17-2016	NC	New Construct	94,280	05-21-2018	100	01-24-2022	RELOCATE DWELLING FROM			10-22-2013	JLF	5		15	Appointment - No Show
2016-278	08-23-2016	DM	Demolish	14,500	05-21-2018	100		DEMO SHED			08-02-2013	BH			01	Measure - No Entry
177	06-13-2007	DM	Demolish	11,000	10-22-2013	100		R SECTION OF GARAGE			04-12-2013	VGS			20	Field Review

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	0090	3.661			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Residual	0.750	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	96,100
1	1010	Single Family	RC	Undevelop	0.830	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	6,100
Total Card Land Units					2.50	AC	Parcel Total Land Area					2.50	Total Land Value			1,383,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1632	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
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	03	Plaster	Condo Unit		
Interior Wall 2	07	Pine/Wood	<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		418,932
Interior Floor 2	06	Linoleum	Replace Cost		438,233
Heat Fuel	03	Gas	Year Built		1938
Heat Type	05	Hot Water	Effective Year Built		1989
AC Type	01	None	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		32
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	01	Old Style	Trend Factor		1.000
Kitchen Style	01	Old Style	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		68
Extra Openings	0		Cns Sect Rcnd		298,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1632		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
SHD3	Shed - Metal	L	440	14.00	1960	A	70	C	1.00	4,300
FGR1	Garage - 1 Sto	L	864	52.00	1950	P	35	E	0.25	3,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,086	2,086	2,086	146.48	305,557
BSM	Basement	0	1,632	326	29.26	47,752
PTO	Patio	0	312	16	7.51	2,344
TQS	Three Quarter Story	432	576	432	109.86	63,279
Ttl Gross Liv / Lease Area		2,518	4,606	2,860		418,932



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COREY DAVID P & BREAKFIELD XA BREAKFIELD FAMILY TRUST 32 LINDEN LN  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		861,300	861,300				
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010		1,383,600	1,383,600				
		Alt Prcl ID		Cyclical		8		RESIDNTL	1010	8,200	8,200					
		Scnd Home		Exemption				Total								
		Tax Class T		W				2,253,100								
		Tot Fin Area 2518		District				2,253,100								
		Total Acres 2.5		Res Exem												
		Chapter Lan		Assoc Pid#												
		GIS ID F_880077_2838762														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COREY DAVID P & BREAKFIELD XAND WADSWORTH ELDEN F TT		44190 0021	03-31-2014	U	I	800,000	1V	Year	Code	Assessed	Year	Code	Assessed			
		15345 0341	07-24-1997	U	I	100	1	2023	1010	642,800	2022	1010	504,300			
										1010	1,206,700	2021	1010	821,700		
								1010	6,400		1010	6,400				
		Total						Total		Total		Total				
		0.00						1,855,900		1,332,400		1,203,700				
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																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
03/2019 NO INTERIOR ACCESS. NOTE LEFT ON DOOR. ADDRESS ON FRONT DOOR REFLECTS # 64. According to Building. This structure is NOT to have a kitchen. 6/2019																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	VISIT / CHANGE HISTORY							
									Date	Id	Type	Is	Cd	Purpose/Result		
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	
2	1010	Single Family			SF	0.00	1.00000		1.00		1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					2.50	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area		Full
Stories	1.90				
Occupancy	1		<b>CONDO DATA</b>		
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		
Interior Wall 1	01	Minimum	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	17	Undefined			615,328
Interior Floor 2			Net Other Adj		24,800
Heat Fuel	03	Gas	Replace Cost		640,127
Heat Type	04	Forced Air-Duc	Year Built		1935
AC Type	03	Central	Effective Year Built		2009
Bedrooms	3		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		12
Total Rooms			Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings			Percent Good		88
Gas Fireplaces			Cns Sect Rcnld		563,300
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1200		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	1,200	1,200	1,200	224.74	269,683
BSM	Basement	0	1,200	240	44.95	53,937
DCK	Deck	0	430	43	22.47	9,664
FGR	Garage	0	312	125	90.04	28,092
FNS	Finished 90% Story	1,080	1,200	1,080	202.26	242,715
FOP	Open Porch	0	336	50	33.44	11,237
Ttl Gross Liv / Lease Area		2,280	4,678	2,738		615,328

