

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MERRY PAUL HENRY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MERRY SALLY ENGLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1040	391,500	391,500	
18 BELAIR RD				0 Medium		RES LAND	1040	739,100	739,100	
						RESIDNTL	1040	21,600	21,600	
SUPPLEMENTAL DATA										
WELLESLEY MA 02482			Alt Prcl ID Scnd Home 500236 Tax Class T Tot Fin Area 2268 Total Acres 2.038 Chapter Lan	Cyclical 7 Exemption W District Res Exem						VISION
			GIS ID F_876351_2833848	Assoc Pid#				Total	1,152,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MERRY PAUL HENRY		LCC 105171	04-15-2004	U	I	600,000	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1040	388,900	2022	1040	352,100
									1040	722,100		1040	669,400
									1040	16,600		1040	23,700
								Total		1,127,600	Total		1,038,100
								Total			Total		933,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			Total				0.00	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			391,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			21,600
Appraised Land Value (Bldg)			739,100
Special Land Value			0
Total Appraised Parcel Value			1,152,200
Valuation Method			C
Total Appraised Parcel Value			1,152,200

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
532	10-09-2003	RM	Remodel	20,000	10-02-2001	100		REFURB SUNROOM		03-10-2021	SJD	10		01	Measure - No Entry
										09-17-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										10-10-2012	KP	6		30	Quality Control
										10-02-2004	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	1040	Two Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	
1	1040	Two Family	RC	Secondary	0.918 AC	190,590.00	1.00000	0	1.00	0070	1.389			1.0000	6.08	
1	1040	Two Family		Residual	0.202 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.11	
Total Card Land Units					2.04	AC	Parcel Total Land Area					2.04	Total Land Value			739,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1501	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	06	Steam			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	775				
FBM Quality	02	Low Quality			
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1501				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	529,425
Replace Cost	54,958
Year Built	1777
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnld	391,500
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
FGR1	Garage - 1 Sto	L	594	52.00	1980	A	70	C	1.00	21,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,867	1,867	1,867	173.81	324,503
BSM	Basement	0	1,582	316	34.72	54,924
DCK	Deck	0	239	24	17.45	4,171
FOP	Open Porch	0	49	7	24.83	1,217
FUS	Finished Upper Story	832	832	832	173.81	144,610
Ttl Gross Liv / Lease Area		2,699	4,569	3,046		529,425

