

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA								
BRYSON NEIL F BRYSON PATRICIA K 35 BREWER LN DUXBURY MA 02332			0 Water 0 No Sewer	0 Two-Way 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION						
<b>SUPPLEMENTAL DATA</b>																		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3328 Total Acres 1.214 Chapter Lan GIS ID F_880050_2830054			Cyclical 9 Exemption W District Res Exem Assoc Pid#															
						Total		2,162,000	2,162,000									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
BRYSON NEIL F		LCC 92700	01-09-1998	U	V	260,000	1P	Year	Code	Assessed	Year	Code	Assessed					
								2023	1010 1010	650,100 1,122,600	2022	1010 1010	546,500 764,100	2021	1010 1010	508,900 760,100		
								Total		1,772,700	Total		1,310,600	Total		1,269,000		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount						Comm Int					
										<b>APPRAISED VALUE SUMMARY</b>								
			Total	0.00						Appraised Bldg. Value (Card) 874,900								
			<b>ASSESSING NEIGHBORHOOD</b>					Appraised Xf (B) Value (Bldg) 0										
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Ob (B) Value (Bldg) 0									
0090									Appraised Land Value (Bldg) 1,287,100									
NOTES													Appraised Special Land Value 0					
													Total Appraised Parcel Value 2,162,000					
													Valuation Method C					
<b>BUILDING PERMIT RECORD</b>													<b>VISIT / CHANGE HISTORY</b>					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					Date	Id	Type	Is	Cd	Purpose/Result
EPO-22-260	06-07-2022	EL	Electric			0		INSTALL GENERATOR					04-12-2013	VGS			20	Field Review
QPO-22-75	04-27-2022	MN	Maintenance	3,200		100	04-27-2022	AIR SEALING IN ATTIC & INSTA					08-27-2008	BSB		1	00	Measure & Listed
14874	04-03-1998	NC	New Construct	180,000	11-07-1998	100		26X36 2 STY/GAR/PRCH										
<b>LAND LINE VALUATION SECTION</b>																		
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	0.029	AC 35,000.00	1.00000	5	1.00	0090	3.661					1.0000	2.94	3,700
1	1010	Single Family	RC	Undevelop	0.267	AC 2,000.00	1.00000	0	1.00	0090	3.661					1.0000	0.17	2,000
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value					1,287,100

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

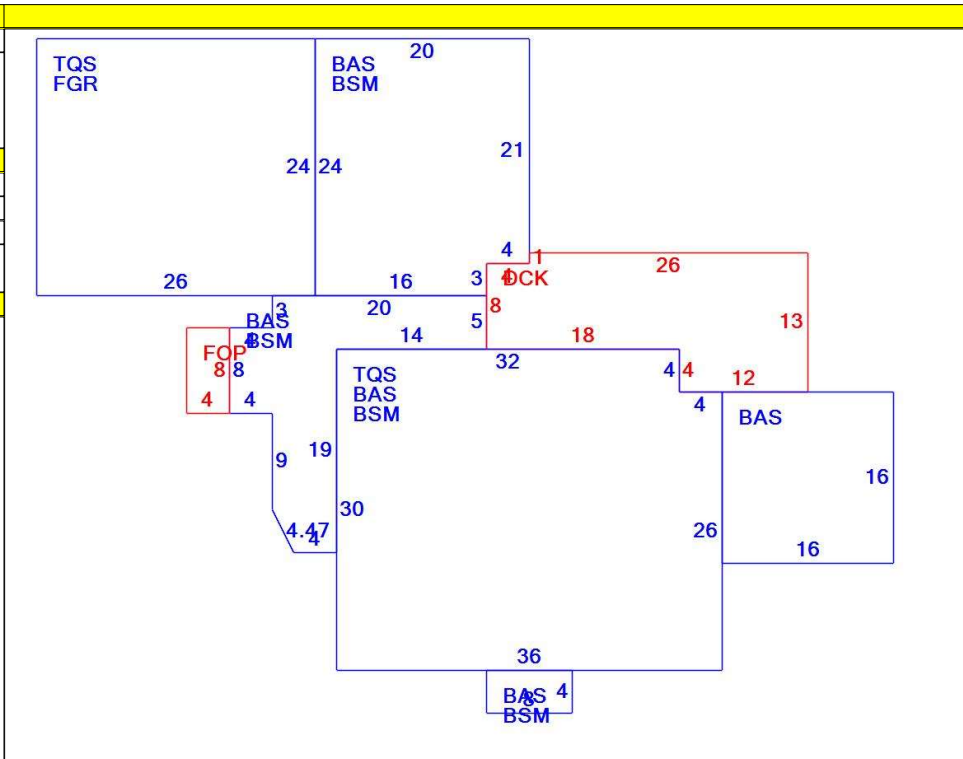
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1806	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1806				

**CONDO DATA**

Parcel Id		C		Owne	
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

**COST / MARKET VALUATION**

Net Other Adj	944,104
Replace Cost	28,000
Year Built	1998
Effective Year Built	2011
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	10
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	90
Cns Sect Rcnd	874,900
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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,062	2,062	2,062	237.51	489,746
BSM	Basement	0	1,806	361	47.48	85,741
DCK	Deck	0	314	31	23.45	7,363
FGR	Garage	0	624	250	95.16	59,378
FOP	Open Porch	0	32	5	37.11	1,188
TQS	Three Quarter Story	1,266	1,688	1,266	178.13	300,688
Ttl Gross Liv / Lease Area		3,328	6,526	3,975		944,104



35 BREWER LN

