

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VAN HAUR PETER			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
VAN HAUR ASHLEY			0 Septic	0 Paved	0 Average	RESIDNTL	1010	942,500	942,500
15 BRADFORD RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,176,700	1,176,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4828 Total Acres .73 Chapter Lan GIS ID F_881753_2830290			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	131,400	131,400
						Total		2,250,600	2,250,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VAN HAUR PETER		50426 0308	10-19-2018	Q	I	1,450,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CHYLACK LEO JR & SARA TT		13956 0010	11-13-1995	U	I	100	1F	2023	1010	758,600	2022	1010	717,300	2021	1010	516,400
									1010	1,481,200		1010	1,350,000		1010	821,600
									1010	93,900		1010	91,000		1010	88,200
						Total		2,333,700		Total		2,158,300		Total		1,426,200

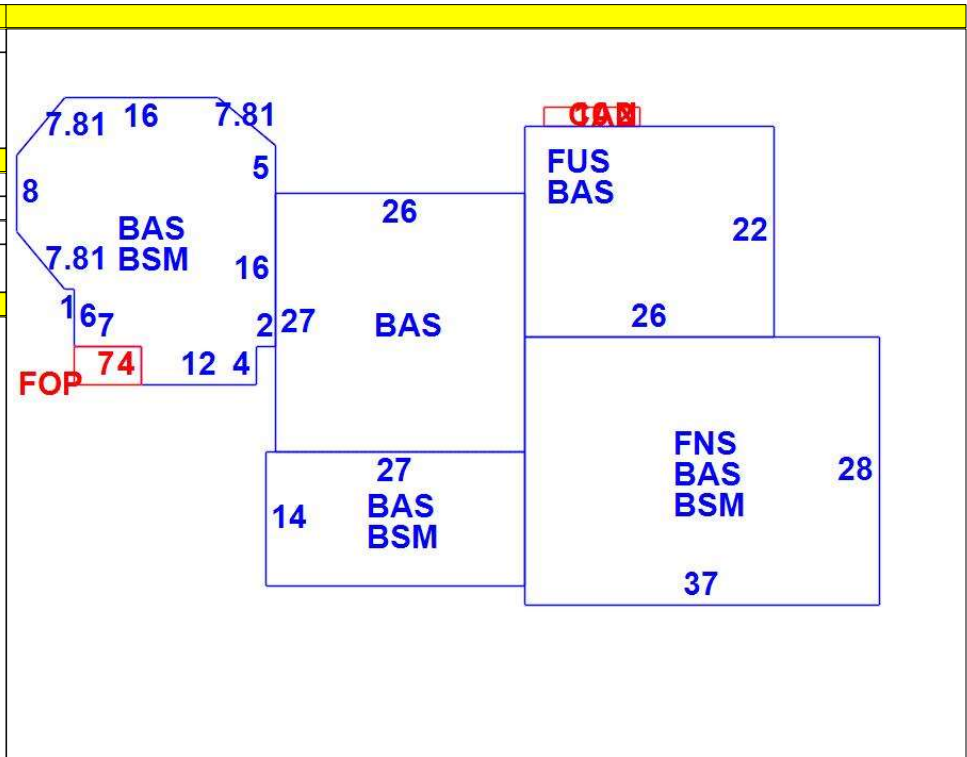
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name	B	Tracing	Batch											
0100															
NOTES														APPRAISED VALUE SUMMARY	
														Appraised Bldg. Value (Card)	942,500
														Appraised Xf (B) Value (Bldg)	0
														Appraised Ob (B) Value (Bldg)	131,400
														Appraised Land Value (Bldg)	1,176,700
														Special Land Value	0
														Total Appraised Parcel Value	2,250,600
														Valuation Method	C
														Total Appraised Parcel Value	2,250,600

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
BPO-22-88	03-21-2022	RM	Remodel	200,000		100	09-08-2022	PLAN#AZ-026 - RMDL KITCHEN		03-03-2022	SJT	0		00	Measure & Listed
6	01-12-2010	NC	New Construct	162,000		100		616SF 1 STY ADD		06-19-2019	SJD	9	1	00	Measure & Listed
5	01-12-2010	AD	Addition	18,000		100		FOUNDATION 616SF ADD		04-12-2013	VGS			20	Field Review
471	11-19-2001	MN	Maintenance	30,000	08-09-2003	100		REFURB POOL HOUSE		10-03-2011	KP		1	00	Measure & Listed
13152	04-14-1994	RM	Remodel	85,000	10-17-1995	100		EXTENSIVE INT REM							

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	31,799 SF	10.52	1.00000	5	1.00	0100	3.519		1.0000	37.00	1,176,700	
Total Card Land Units					0.73 AC	Parcel Total Land Area					0.73	Total Land Value				1,176,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2050	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,178,530
Interior Floor 2			Net Other Adj		112,613
Heat Fuel	02	Oil	Replace Cost		1,291,143
Heat Type	04	Forced Air-Duc	Year Built		1953
AC Type	03	Central	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	4		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	5		Depreciation %		27
Total Rooms	11		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	2		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		942,500
Sq Ft Fin Bsmt	1142		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2050		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
PHS	Pool House	L	300	143.00	2001	A	70	C	1.00	30,000
SPL2	Ing Pool-Good	L	684	89.00	1980	A	70	C	1.00	42,600
SHD1	Shed	L	310	21.00	1980	A	70	C	1.00	4,600
FGR1	Garage - 1 Sto	L	720	52.00	1980	A	70	C	1.00	26,200
PTO	Patio	L	1,426	15.00	1980	A	70	C	1.00	15,000
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700
PTO	Patio	L	408	15.00	2010	A	70	C	1.00	4,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,357	3,357	3,357	223.04	748,737
BSM	Basement	0	2,083	417	44.65	93,007
CAN	Canopy	0	20	2	22.30	446
FNS	Finished 90% Story	932	1,036	932	200.65	207,871
FOP	Open Porch	0	28	4	31.86	892
FUS	Finished Upper Story	572	572	572	223.04	127,577
Ttl Gross Liv / Lease Area		4,861	7,096	5,284		1,178,530

