

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
30 BRADFORD REALTY TRUST LLC 45 PICKWICK RD NEWTON MA 02465		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		699,900	699,900
		SUPPLEMENTAL DATA		0	Medium			RES LAND	1010		2,634,300	2,634,300
		Alt Prcl ID		Cyclical	9	RESIDENTL	1010	110,500	110,500			
		Scnd Home 500756		Exemption				Total		3,444,700	3,444,700	
		Tax Class T		W	W							
		Tot Fin Area 1977		District								
		Total Acres .983		Res Exem								
		Chapter Lan										
		GIS ID F_881985_2830522		Assoc Pid#								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
30 BRADFORD REALTY TRUST LLC		51747 25	10-04-2019	Q	I	2,675,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BAKER JEFFREY D TT		43140 0322	05-31-2013	Q	I	2,096,000	00	2023	1010	532,200	2022	1010	452,200	2021	1010	449,900
CASO DAVID M & DEBORAH J		33075 0221	07-25-2006	U	I	10	1A		1010	2,677,200		1010	2,437,200		1010	2,113,000
CASO DEBORAH J		18496 0078	05-04-2000	U	I	975,000	1F		1010	99,800		1010	99,800		1010	97,000
DET RLTY TRUST		15986 0055	03-16-1998	U	I	100	1F	Total		3,309,200	Total		2,989,200	Total		2,659,900

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										VISIT / CHANGE HISTORY									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result				
BPO-22-475	12-06-2022	BP	Bldg Permit	25,000	05-03-2023	100		Construct a 6'7"x27'8" covered p		05-03-2023	SJT	5		01	Measure - No Entry				
BP-19-410	12-16-2019	BP		30,000	03-04-2020	100		2ND FL BATH ADD & ENLARGE		03-04-2020	SJT	5		30	Quality Control				
2015-57	12-09-2014	RM	Remodel	8,000	05-18-2016	100		IN CONJUNCTION WITH BP-20		01-24-2020	SJD	0	9	06	Inspection Only				
2014-379	12-09-2014	NC	New Construct	96,400	05-18-2016	100		FREE STANDING GARAGE 26'		03-08-2019	SJD	0	1	06	Inspection Only				
573	12-16-2005	MS	Miscellaneous	13,500	07-25-2006	100		REPLACE DECK		08-24-2015	JLF	5		01	Measure - No Entry				
337	07-19-2005	RM	Remodel	100,000	07-25-2006	100		EXTER/INTER BR,KIT		03-24-2014	SJD	9		01	Measure - No Entry				
20000147	05-02-2000	RM	Remodel	1,000	05-22-2001	100		REP AND REM STARICSE		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	30,500	SF	10.90	1.00000	5	1.00	0100	3.519	W FRONT	W225	2.2500	86.30	2,632,300
1	1010	Single Family	RC	Undevelop	0.280	AC	2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	2,000
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value				2,634,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1122	
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	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		717,306
Heat Type	05	Hot Water	Replace Cost		87,150
AC Type	03	Central	Year Built		1976
Bedrooms	4		Effective Year Built		2008
Full Baths	3		Depreciation Code		E
Half Baths	1		Remodel Rating		
Extra Fixtures	4		Year Remodeled		
Total Rooms	6		Depreciation %		13
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		87
Sq Ft Fin Bsmt	1088		Cns Sect Rcnld		699,900
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1122		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
FGR7	Garage - Fin U	L	1,222	98.00	2015	G	85	C	1.00	101,800
GNR	GENERATOR	L	1	12400.00	2014	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,227	1,227	1,227	300.00	368,103
BSM	Basement	0	1,122	224	59.89	67,201
CTH	Cathedral Ceiling	0	342	34	29.82	10,200
FNS	Finished 90% Story	702	780	702	270.00	210,602
FOP	Open Porch	0	196	29	44.39	8,700
FUS	Finished Upper Story	87	87	87	300.00	26,100
WDK	Deck	0	875	88	30.17	26,400
Ttl Gross Liv / Lease Area		2,016	4,629	2,391		717,306

