

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
16 OCEAN AVE LLC				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	395,600	395,600
558 HAWTHORNE AVE				SUPPLEMENTAL DATA				0	Medium	RES LAND	1010	1,831,500	1,831,500
				Alt Prcl ID Scnd Home 500460 Tax Class T Tot Fin Area 1841 Total Acres .132 Chapter Lan GIS ID F_881674_2831690				Cyclical 9 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010
PALO ALTO CA 94301								Total				2,230,000	2,230,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CURRIER JAMES P KATRINA S TT		58376 192	10-19-2023	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
16 OCEAN AVE LLC		31897 0010	12-13-2005	U	I	896,000	1A	2023	1010	304,400	2022	1010	251,200	2021	1010	255,800
								1010		1,758,200		1010	1,599,800		1010	1,003,600
								1010		2,000		1010	2,000		1010	2,000
								Total		2,064,600	Total		1,853,000	Total		1,261,400

EXEMPTIONS				OTHER ASSESSMENTS				APPRaised VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 395,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

NOTES			
<p>Appraised Land Value (Bldg) 1,831,500</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 2,230,000</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 2,230,000</p>			

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
173	09-23-2009	RM	Remodel	150,000	04-28-2010	100		8X21'CPRCH,INT&EXT	04-12-2013	VGS			20	Field Review
12	02-23-2009	MN	Maintenance	2,500	04-28-2010	100		RP 5 WINDOW,SIDEWALL	05-09-2011	KP		1	00	Measure & Listed
115	09-19-2008	MN	Maintenance	3,200	04-28-2010	100		ROOF						

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	5,751 SF	40.22	1.00000	5	1.00	0100	3.519		V225	2.2500	318.47	1,831,500
Total Card Land Units					0.13	AC	Parcel Total Land Area					0.13	Total Land Value			1,831,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	873	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			535,095
Interior Floor 2			Net Other Adj		22,080
Heat Fuel	03	Gas	Replace Cost		557,176
Heat Type	05	Hot Water	Year Built		1876
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnd		395,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	873		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FOP	8	FOP (x2)	8	FOP	8
	7		8		7
FUS	17		BAS		
BAS					
BSM					
			19		19
	29				
					5
					5
					10
					5
	2				
	22				22
					15

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
SHD1	Shed	L	200	21.00	1962	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	968	968	968	260.77	252,423
BSM	Basement	0	873	175	52.27	45,634
FOP	Open Porch	0	240	36	39.12	9,388
FUS	Finished Upper Story	873	873	873	260.77	227,650
Ttl Gross Liv / Lease Area		1,841	2,954	2,052		535,095



16 OCEAN AVE