

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BREW BRIAN			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BREW CAROLINE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,147,700	1,147,700	
4 ELDER BREWSTER RD				0 Light		RES LAND	1010	1,084,200	1,084,200	
DUXBURY MA 02332						RESIDNTL	1010	8,700	8,700	
SUPPLEMENTAL DATA										
Alt Prcl ID		Scnd Home		Cyclical Exemption		9				
Tax Class T		Tot Fin Area 3197		District		Res Exem				
Total Acres .46		Chapter Lan		Assoc Pid#						
GIS ID F_881192_2830254								Total 2,240,600		2,240,600

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BREW BRIAN		53271 324	08-18-2020	Q	I	1,915,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CULLY JOHN T		44752 0088	09-18-2014	U	I	699,000	1	2023	1010	856,000	2022	1010	710,500	2021	1010	431,700
BOBSEINE MARK J & KEIR ELLEN P		39327 0169	11-29-2010	U	I	575,000	1A		1010	1,237,900		1010	1,150,400		1010	650,400
									1010	6,300		1010	6,300		1010	3,500
Total								2,100,200		Total		1,867,200		Total		1,085,600

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) 1,147,700			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

NOTES			
<p>Appraised Land Value (Bldg) 1,084,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 2,240,600</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 2,240,600</p>			

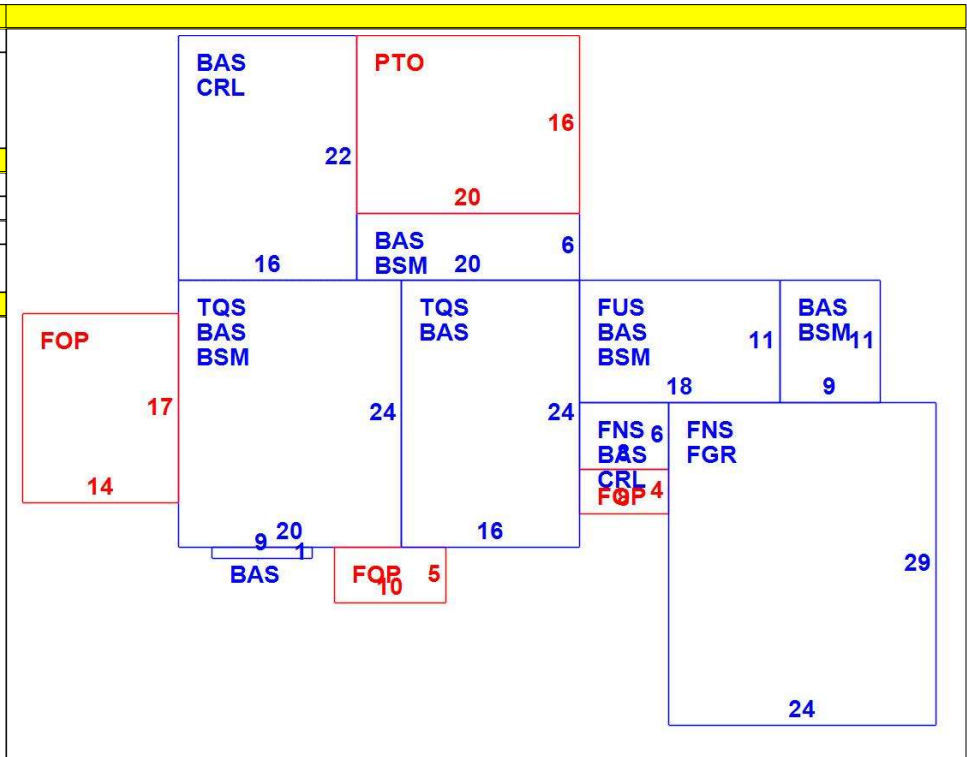
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-321	08-20-2018	AD	Addition	64,700	04-24-2019	100		ADDITION AND REMODEL 2ND	01-28-2020	SJT	5		20	Field Review
2015-391	11-16-2015	MS	Miscellaneous	10,000		100		NEW GAS FURNACE, CENTRA	04-24-2019	SJT	5		01	Measure - No Entry
2015-217	07-15-2015	AD	Addition	149,600	06-30-2017	100		CONSTRUCT A 576' ATTACHED	05-18-2016	JLF	5		01	Measure - No Entry
2015-183	06-29-2015	DM	Demolish	13,500	05-18-2016	100		DEMO EXISTING GARAGE AND	05-14-2015	SJD	9	1	01	Measure - No Entry
2014-24	11-24-2014	MS	Miscellaneous	3,800	05-18-2016	100		CONSTRUCT A 14' X 14' UTILIT	04-12-2013	VGS			20	Field Review
									08-11-2010	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	1010	Single Family	RC	Primary	20,038 SF	15.38	1.00000	5	1.00	0100	3.519		1.0000	54.11	1,084,200	
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value				1,084,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	699	
Model	01	Residential	Bsmt Type	03	
Grade	11	Prime	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	699				

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

COST / MARKET VALUATION		
Net Other Adj		1,225,074
Replace Cost		50,175
Year Built		1,275,249
Effective Year Built		1955
Depreciation Code		2011
Remodel Rating		R
Year Remodeled		
Depreciation %		10
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		90
Cns Sect Rcnd		1,147,700
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
GNR	GENERATOR	L	1	12400.00	2010	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	1,690	1,690	1,690	328.70	555,507
BSM	Basement	0	897	179	65.59	58,838
CRL	Crawl Space	0	400	0	0.00	0
FGR	Garage	0	696	278	131.29	91,379
FNS	Finished 90% Story	670	744	670	296.01	220,231
FOP	Open Porch	0	320	48	49.31	15,778
FUS	Finished Upper Story	198	198	198	328.70	65,083
PTO	Patio	0	320	16	16.44	5,259
TQS	Three Quarter Story	648	864	648	246.53	212,999
Ttl Gross Liv / Lease Area		3,206	6,129	3,727		1,225,074

