

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
12 SAMOSET ROAD LLC 655 SHERIDAN RD WINNETTA IL 60093			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	696,600	696,600	
		SUPPLEMENTAL DATA				RES LAND	1010	1,239,100	1,239,100	
		Alt Prcl ID	Cyclical 9		RESIDNTL	1010	18,100	18,100		
		Scnd Home 500509	Exemption W							
		Tax Class T	District							
		Tot Fin Area 3259	Res Exem							
		Total Acres .978	Assoc Pid#							
		Chapter Lan								
		GIS ID F_881198_2829971								
						Total	1,953,800	1,953,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
12 SAMOSET ROAD LLC		46525 0064	01-25-2016	U	I	1,000,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCNERNEY PETER H & JAMES TT		39267 0252	11-16-2010	U	I	100	1A	2023	1010	540,500	2022	1010	449,400	2021	1010	393,200
									1010	1,416,000		1010	1,285,700		1010	758,500
									1010	13,700		1010	13,700		1010	13,700
								Total	1,970,200	Total	1,748,800	Total	1,165,400			

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) 696,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

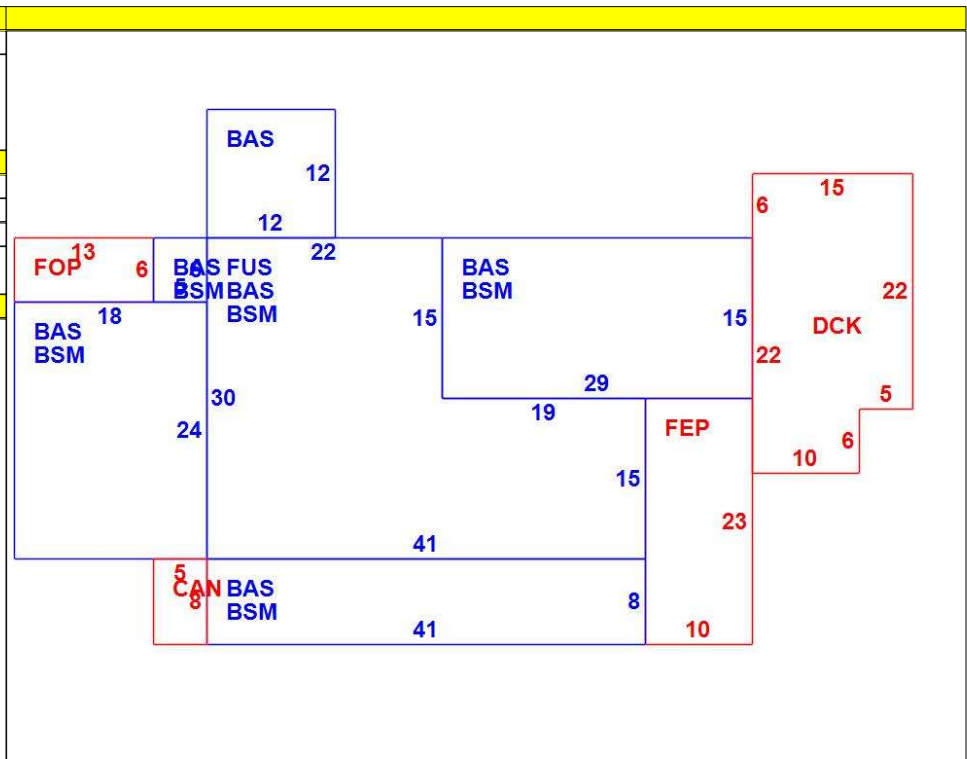
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

NOTES			
<p>Appraised Land Value (Bldg) 1,239,100</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,953,800</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,953,800</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	
QP-19-284	11-01-2019	MN	Remodel	1,400	03-03-2020	100	12-10-2019	1 WINDOW		03-03-2020	SJT	5		01	Measure - No Entry	
BP-19-235	08-23-2019	BP		22,000		100		Replace/Rebuild 15'x22' Deck		07-19-2016	JLF	9			15	Appointment - No Show
10827	04-12-1988	RM		100		100		ENCLOSE PORCH,REROOF		06-15-2016	SJD	9				01
										04-12-2013	VGS			20	Field Review	
										08-12-2008	BSB		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	40,000 SF	8.75	1.00000	5	1.00	0100	3.519		1.0001	30.79	1,231,700	
1	1010	Single Family	RC	Residual	0.060 AC	35,000.00	1.00000	5	1.00	0100	3.519		1.0000	2.83	7,400	
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value				1,239,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	2170	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		
Roof Cover	03	Asphalt	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		916,095
Heat Fuel	03	Gas	Replace Cost		65,013
Heat Type	04	Forced Air-Duc	Year Built		981,108
AC Type	01	None	Effective Year Built		1920
Bedrooms	7		Depreciation Code		1992
Full Baths	4		Remodel Rating		G
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	11		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 Rcnld		696,600
Sq Ft Fin Bsmt	694		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2170		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
FGR1	Garage - 1 Sto	L	440	52.00	1980	A	70	C	1.00	16,000
SHD1	Shed	L	144	21.00	1980	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,314	2,314	2,314	235.74	545,508
BSM	Basement	0	2,170	434	47.15	102,312
CAN	Canopy	0	40	4	23.57	943
DCK	Deck	0	390	39	23.57	9,194
FEP	Finished Enclosed Porch	0	230	138	141.45	32,532
FOP	Open Porch	0	78	12	36.27	2,829
FUS	Finished Upper Story	945	945	945	235.74	222,777
Ttl Gross Liv / Lease Area		3,259	6,167	3,886		916,095

