

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PORTER SHORE LLC			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
1 ELDER BREWSTER RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	278,900	278,900	
		SUPPLEMENTAL DATA			RES LAND	1010	950,300	950,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home 500492 Tax Class T Tot Fin Area 1726 Total Acres .25 Chapter Lan GIS ID F_881343_2830048			0 Medium Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	7,600	7,600	
						Total		1,236,800	1,236,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PORTER SHORE LLC		49271	0297	12-07-2017	Q	I	675,000	00	Year	Code	Assessed	Year	Code	Assessed		
HAMILTON REAL ESTATE TR		LCC7	0	01-08-1990	U	I	0	1A	2023	1010	214,800	2022	1010	177,300		
										1010	1,080,600		1010	977,400		
										1010	5,900		1010	5,900		
						Total			1,301,300		Total		1,160,600		Total	794,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0100				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			278,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			7,600
Appraised Land Value (Bldg)			950,300
Special Land Value			0
Total Appraised Parcel Value			1,236,800
Valuation Method			C
Total Appraised Parcel Value			1,236,800

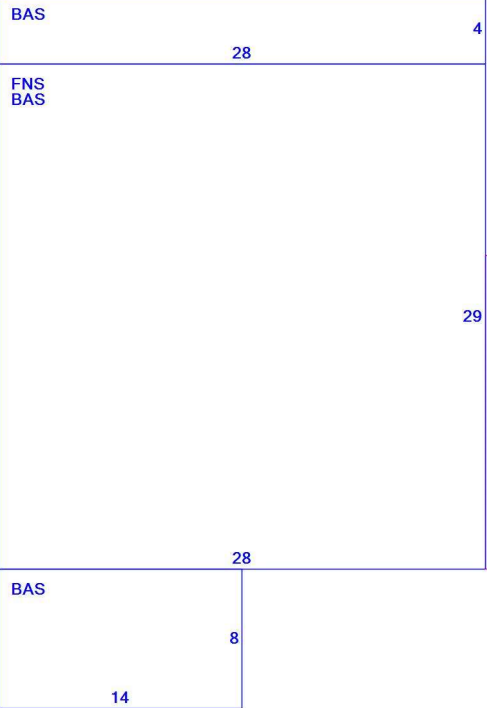
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
12355	05-29-2023	AD	Addition	5,600	01-01-1993	100		8X14 KITCHEN ADD	04-06-2018	SJD	9		01	Measure - No Entry
QP-20-60	07-27-2020	MN	Maintenance	2,344		100		Weatherization	04-12-2013	VGS			20	Field Review
2018-137	04-18-2018	MN	Maintenance	5,000		100		ADD FRONT DOOR AND EXTE	07-07-1999	BSB		1	00	Measure & Listed
12272	04-13-1992	AD	Addition	3,800	01-01-1993	100		14X18 ADD SCR PCH						

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	10,890	SF	24.80	1.00000	5	1.00	0100	3.519		1.0000	87.26	950,300
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			950,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	05	Ave/Good	Unfin Area	0.00	None
Stories	1.85				
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	01	Wood/Coal/None			
Heat Type	11	Other			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
	393,313
Net Other Adj	16,900
Replace Cost	410,213
Year Built	1940
Effective Year Built	1989
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	68
Cns Sect Rcnd	278,900
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
FGR1	Garage - 1 Sto	L	209	52.00	1980	A	70	C	1.00	7,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,036	1,036	1,036	216.46	224,256
FNS	Finished 90% Story	731	812	731	194.87	158,234
FSP	Screened Porch	0	252	50	42.95	10,823
Ttl Gross Liv / Lease Area		1,767	2,100	1,817		393,313

