

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SHAH PARAG P			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
PATEL PARESHAA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	290,600	290,600	
34 OXFORD RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	1,078,500	1,078,500		
WELLESLEY HIL MA 02481		Alt Prcl ID Scnd Home 500722 Tax Class T Tot Fin Area 1539 Total Acres .45 Chapter Lan GIS ID F_881149_2829307			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	27,900	27,900	
						Total		1,397,000	1,397,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
SHAH PARAG P	48878 0135	08-31-2017	Q	I	875,000	00	Year	Code	Assessed	Year	Code	Assessed
MACDONALD AUDREY A TT	17415 0255	05-03-1999	U	I	100	1F	2023	1010	311,600	2022	1010	273,800
MACDONALD AUDREYA	14757 0171	10-31-1996	Q	I	260,000	00		1010	1,231,300		1010	1,143,400
SCHEERER DANIELA	13456 0112	03-06-1995	Q	I	210,000	00		1010	21,100		1010	21,100
						Total		1,564,000	Total	1,438,300	Total	938,500

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				

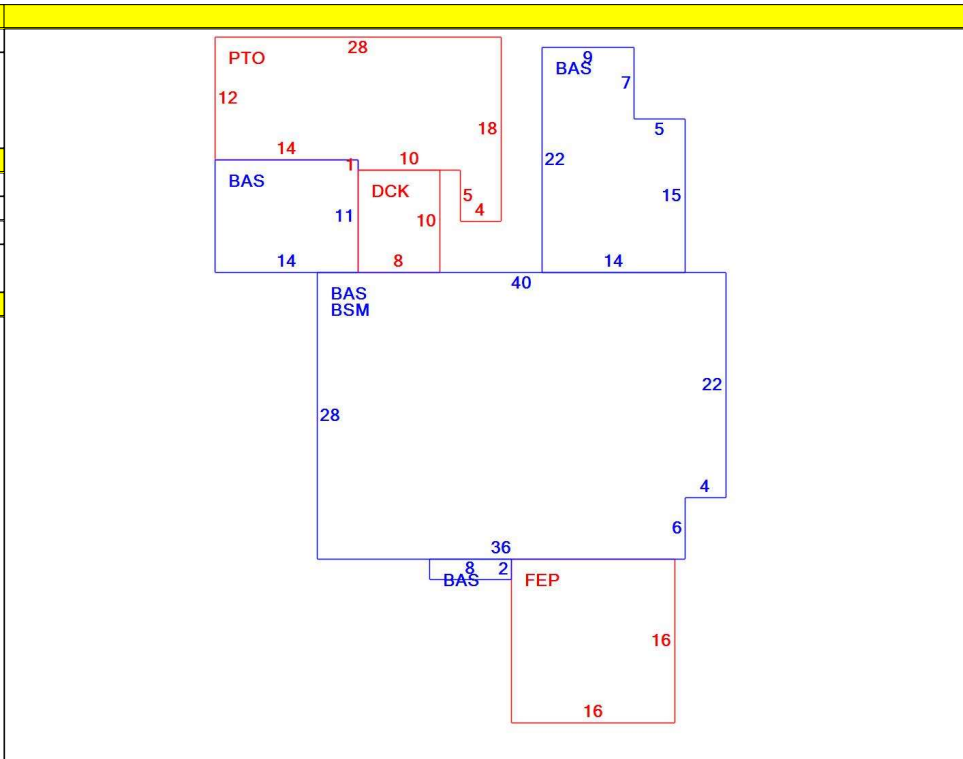
APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										290,600	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										27,900	
Appraised Land Value (Bldg)										1,078,500	
Special Land Value										0	
Total Appraised Parcel Value										1,397,000	
Valuation Method										C	
Total Appraised Parcel Value										1,397,000	

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-19-99	05-14-2019	MS		8,000	06-25-2019	100		REROOF	06-25-2019	SJT	5		20	Field Review
166	07-30-2010	AD	Addition	14,500		100		16X16 SCR PORCH ADD	04-06-2018	SJD	9		01	Measure - No Entry
425	08-13-2003	MN	Maintenance	2,900		100		REROOF GARAGE	04-12-2013	VGS			20	Field Review
14773	12-29-1997	AD	Addition	8,000	05-14-1998	100		11X14 1 STY ADDITION	09-27-2011	KP		1	01	Measure - No Entry
12345	11-19-1996	MN	Maintenance		11-19-1996	100		CONDITION CHANGE '97						

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	19,602 SF	15.63	1.00000	5	1.00	0100	3.519		1.0000	55.02	1,078,500	
Total Card Land Units					0.45 AC	Parcel Total Land Area					0.45	Total Land Value				1,078,500

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1096	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			356,428
Interior Floor 2			Net Other Adj		41,665
Heat Fuel	03	Gas	Replace Cost		398,092
Heat Type	04	Forced Air-Duc	Year Built		1950
AC Type	03	Central	Effective Year Built		1994
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	6		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		73
Gas Fireplaces	0		Cns Sect Rcnld		290,600
Sq Ft Fin Bsmt	730		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1096		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	528	52.00	1985	A	70	C	1.00	19,200
GNR	GENERATOR	L	1	12400.00	2007	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	1,539	1,539	1,539	183.82	282,899
BSM	Basement	0	1,096	219	36.73	40,257
DCK	Deck	0	80	8	18.38	1,471
FEP	Finished Enclosed Porch	0	256	154	110.58	28,308
PTO	Patio	0	370	19	9.44	3,493
Ttl Gross Liv / Lease Area		1,539	3,341	1,939		356,428

