

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LEONARD TARYN			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
90 THORNDIKE ST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	321,900	321,900	
CAMBRIDGE MA 02141					0	Light			RES LAND	1010	872,400	872,400	
			SUPPLEMENTAL DATA						RESIDNTL	1010	11,900	11,900	
Alt Prcl ID			Cyclical		8								
Scnd Home 500377			Exemption		W								
Tax Class T			District		SEAWALL 1 G1 OF								
Total Acres .259			Res Exem										
Chapter Lan			Assoc Pid#										
GIS ID F_887415_2849445													
										Total	1,206,200	1,206,200	

VISION

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
LEONARD TARYN	LCC	117674	07-02-2012	Q	I	730,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
WILKINSON SR GEOFFREY C	LCC	115792	03-14-2011	U	I	100	1A	2023	1010	230,200	2022	1010	191,900	2021	1010	196,100					
69 OCEAN RD LLC	LCC	112415	08-29-2008	U	I	100	1A		1010	704,600		1010	595,000		1010	457,300					
WILKINSON GEOFFREY C	LCC	112302	08-04-2008	Q	I	690,000	00		1010	900		1010	900		1010	900					
QUINN EDWARD R JR	LCC	105138	04-08-2004	Q	I	665,000	00	Total									935,700	Total	787,800	Total	654,300

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch						Appraised Bldg. Value (Card)	321,900
0120										Appraised Xf (B) Value (Bldg)	0
									Appraised Ob (B) Value (Bldg)	11,900	
									Appraised Land Value (Bldg)	872,400	
									Special Land Value	0	
									Total Appraised Parcel Value	1,206,200	
									Valuation Method	C	
									Total Appraised Parcel Value	1,206,200	

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	
EPO-23-182	04-10-2023	EL	Electric			100	05-24-2023	GENERATOR AND RENOVATE	04-18-2023	SJT	5		01	Measure - No Entry	
BPO-22-370	10-14-2022	MN	Maintenance	148,000	04-18-2023	100	07-12-2023	RAISE DWELLING ON TALLER	01-12-2023	SJT	5		20	Field Review	
QPO-20-15	11-19-2020	MN	Maintenance	1,204		100		Install 2 Replacement windows.	04-12-2013	VGS			20	Field Review	
2013-16	02-27-2013	MN	Maintenance	9,500	06-30-2014	100		REPLACE TWO EXTERIOR SLI	03-05-2012	KP		1	00	Measure & Listed	
24	03-15-2010	MN	Maintenance	4,000	04-18-2023	100		WHITE CEDAR SHINGLES							
560	11-15-2004	MS	Miscellaneous	15,000		100		REPL WINDOWS							
14579	07-15-1997	NC	New Construct	2,000		100		5X5 PLATFORM/DOOR							

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	11,325	SF	24.02	1.00000	5	1.00	0120	2.096	BEACH ACCESS FOR PUBLIC	W170,ES90	1.5300	77.03	872,400
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			872,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	05	Ave/Good	Unfin Area	0.00	None
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
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	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
	364,634
Net Other Adj	14,040
Replace Cost	378,674
Year Built	1992
Effective Year Built	2006
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	15
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	85
Cns Sect Rcnd	321,900
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
SHD1	Shed	L	96	21.00	1990	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2023	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	234.79	202,861
DCK	Deck	0	410	41	23.48	9,627
TQS	Three Quarter Story	648	864	648	176.09	152,146
Ttl Gross Liv / Lease Area		1,512	2,138	1,553		364,634

