

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
POTTER DEBRA			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
POTTER SEAN			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	138,100	138,100	
45 UPLAND RD						Light			RES LAND	1010	710,900	710,900	VISION
SUPPLEMENTAL DATA													
NATICK	MA	01760	Alt Prcl ID Scnd Home 500662 Tax Class T Tot Fin Area 924 Total Acres .103 Chapter Lan		Cyclical Exemption W W District SEAWALL 1 G1 OF Res Exem		8		Total				
GIS ID		F_887474_2849204		Assoc Pid#				849,000		849,000			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
POTTER SEAN JAMES & DEBRA MICHE	LCC	135867	09-08-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
POTTER DEBRA	LCC	123244	04-05-2016	U	I	500,000	1	2023	1010	147,600	2022	1010	130,400	2021	1010	129,200	
BUCHANAN ROBERT A & RENE S	LCC	97199	04-07-2000	U	I	100	1F		1010	541,300		1010	477,900		1010	378,500	
Total								688,900		Total		608,300		Total		507,700	

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													
0120																			
NOTES																			
												Appraised Bldg. Value (Card)	138,100						
												Appraised Xf (B) Value (Bldg)	0						
												Appraised Ob (B) Value (Bldg)	0						
												Appraised Land Value (Bldg)	710,900						
												Special Land Value	0						
												Total Appraised Parcel Value	849,000						
												Valuation Method	C						
												Total Appraised Parcel Value	849,000						

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
BPO-23-248	07-14-2023	SP	Solar Panels	35,000		0		25 ROOF MOUNT SOLAR ARRA		08-18-2020	SJT	10		20	Field Review
BPO-21-468	12-02-2021	MN	Maintenance	5,195		100	12-02-2021	INSULATION/WEATHERIZATIO		06-16-2017	SJD	9		01	Measure - No Entry
2018-112	04-04-2018	RM	Remodel	7,500	06-30-2018	100		REPLACE ROOFING, REPLACE		04-12-2013	VGS			20	Field Review
2016-70	05-23-2016	MN	Maintenance	3,200		100		REPLACE 2 WINDOWS AND 3		09-13-2008	BSB			01	Measure - No Entry
2013-189	09-25-2013	MN	Maintenance	1,000		100		STRIP & RESIDE ONE WALL							
2013-208	08-23-2013	NC	New Construct	6,350		100		CONSTRUCT A NEW DECK RE							
20010332	08-16-2001	RM	Remodel	3,400		100		REP WINDOWS							

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	4,500	SF	46.67	1.00000	5	1.00	0120	2.096	W170,ES95	1.6150	157.98	710,900
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			710,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	924	
Model	01	Residential	Bsmt Type	05	
Grade	03	Average	Unfin Area	0.00	Full Raised
Stories	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	05	Vinyl			169,134
Interior Floor 2			Net Other Adj		28,100
Heat Fuel	04	Electric	Replace Cost		197,234
Heat Type	07	Radiant-Elec.	Year Built		1955
AC Type	01	None	Effective Year Built		1991
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnd		138,100
Sq Ft Fin Bsmt	924		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	924		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	12
22	
BAS BSM	42
22	
DCK	8
22	

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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	924	924	924	146.69	135,542	
BSM	Basement	0	924	185	29.37	27,138	
DCK	Deck	0	440	44	14.67	6,454	
Ttl Gross Liv / Lease Area		924	2,288	1,153		169,134	

