

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CARR BRENDAN M TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
TOWNSHEND REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	169,400	169,400
23 VESTA RD				0 Light		RES LAND	1010	710,900	710,900
SUPPLEMENTAL DATA									
NATICK MA 01760		Alt Prcl ID	Cyclical		8				
		Scnd Home	500441	Exemption					
		Tax Class	T	W					
		Tot Fin Area	1384	District		SEAWALL 1 G1 OF			
		Total Acres	.103	Res Exem					
		Chapter Lan		Assoc Pid#					
		GIS ID	F_887480_2849174						
Total							880,300	880,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CARR HEATHER	LCC	135999	10-12-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
CARR BRENDAN M TT	LCC	95487	05-27-1999	U	I	1	1F	2023	1010	147,300	2022	1010	132,500
SHEEHAN DIANE M	LCC	95141	03-26-1999	U	I	1	1F		1010	541,300	2021	1010	378,500
MALCOLM ROGER TRUSTEE	L83182	0	06-11-1992	U	I	157,000	1I	Total					
								688,600		Total	610,400	Total	495,900

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

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	169,400	
0120					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	880,300	
					Valuation Method	C	
					Total Appraised Parcel Value	880,300	

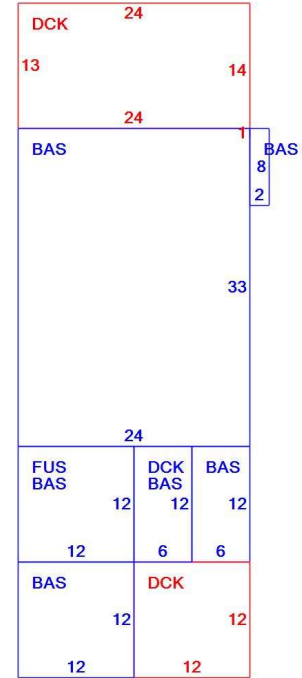
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-28	03-08-2018	MN	Maintenance	3,500		100		STRIP & REROOF	08-18-2020	SJT	10		20	Field Review
2017-168	05-16-2017	BP	Bldg Permit	15,000	04-09-2018	100		CONSTRUCT A REPLACEMENT	04-09-2018	JLF	5		01	Measure - No Entry
49	03-23-2010	MN	Maintenance	2,400		100		RMV BREAK AWAY WALLS	04-12-2013	VGS			20	Field Review
8	02-01-2010	MN	Maintenance	5,600		100		VINYL SIDING	03-19-2009	KP		1	00	Measure & Listed
12370	06-11-1992	RM	Remodel	4,000	01-01-1993	100		RAISE HSE ON PIERS						

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	07	Contemporary	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.35				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
Net Other Adj	235,829
Replace Cost	9,750
Year Built	245,579
Effective Year Built	1950
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	169,400
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240	1,240	164.11	203,499
DCK	Deck	0	528	53	16.47	8,698
FUS	Finished Upper Story	144	144	144	164.11	23,632
Ttl Gross Liv / Lease Area		1,384	1,912	1,437		235,829

