

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ARENA EDWARD & MARTHA C RYAN CHRISTINE M 3 PARKVIEW ST			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1040	133,900	133,900
NATICK MA 01760			SUPPLEMENTAL DATA				0	Light	RES LAND	1040	710,900	710,900
			Alt Prcl ID	Scnd Home 500734		Cyclical Exemption	8					
			Tax Class	T	W	W	District SEAWALL 1 G1 OF					
			Tot Fin Area	892	Res Exem							
			Total Acres	.103								
			Chapter Lan									
			GIS ID	F_887486_2849145		Assoc Pid#						
										Total	844,800	844,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ARENA EDWARD & MARTHA C		LCC	127827	11-30-2018	U	I	650,000	1A	Year	Code	Assessed	Year	Code	Assessed
RYAN KENNETH A & LAUREN M		LCC	94400	11-02-1998	U	I	100	1A	2023	1040	143,500	2022	1040	126,200
										1040	541,300		1040	477,900
									Total		684,800	Total		604,100
									Total			Total		560,400

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

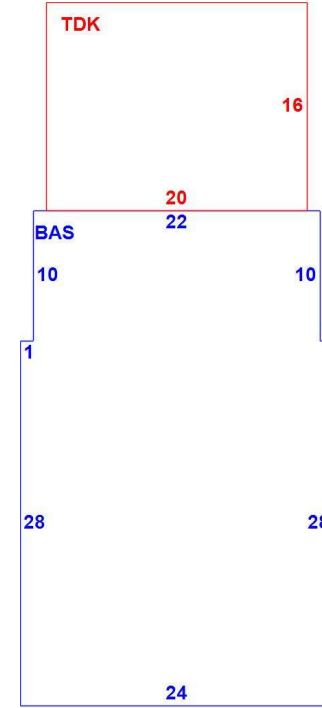
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	133,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	710,900
Special Land Value	0
Total Appraised Parcel Value	844,800
Valuation Method	C
Total Appraised Parcel Value	844,800

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
217	07-06-2006	MS	Miscellaneous	5,000		100		4 SKYLIGHTS,KITCHS,B	08-18-2020	SJT	10		20	Field Review
3	11-22-1996	NC	New Construct		11-21-1996	100		CK DECK & 1ST FL	06-28-2018	SJD	6	1	00	Measure & Listed
12222	04-04-1992	RM	Remodel	5,000	01-01-1993	100		PIERS-POSTS/DECKS	08-29-2014	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									10-08-2008	K-B		1	00	Measure & Listed

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	1040	Two 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	0	
Model	01	Residential	Bsmt Type	06	
Grade	04	Above Ave	Unfin Area	0.00	None
Stories	1				
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	20	Laminate Wood			
Interior Floor 2					
Heat Fuel	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	01	Posts Piers			
Bsmt Garage	2				
Bsmt Area	0				

CONDO DATA			
Parcel Id		C	Own
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj			172,853
Replace Cost			21,160
Year Built			1948
Effective Year Built			1990
Depreciation Code			A
Remodel Rating			
Year Remodeled			
Depreciation %			31
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			69
Cns Sect Rcnld			133,900
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	892	892	892	187.07	166,867
TDK	Trex Deck	0	320	32	18.71	5,986
Ttl Gross Liv / Lease Area		892	1,212	924		172,853

