

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COSTELLO BRIAN S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
EMERSON AMANDA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	84,200	84,200
398 WALNUT ST				0 Light		RES LAND	1010	409,500	409,500
		SUPPLEMENTAL DATA				RESIDNTL	1010	2,900	2,900
SHREWSBURY MA 01545		Alt Prcl ID	Scnd Home 500335	Cyclical Exemption W	8				
		Tax Class T	Tot Fin Area 624	District SEAWALL 2	Res Exem				
		Total Acres .1	Chapter Lan	Assoc Pid#					
		GIS ID F_887492_2848584				Total		496,600	496,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
COSTELLO BRIAN S		LCC 115127	09-10-2010	U	I	280,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	90,500	2022	1010	79,100	2021	1010	78,400
									1010	311,700		1010	278,300		1010	249,800
									1010	1,700		1010	1,700		1010	1,700
								Total		403,900	Total		359,100	Total		329,900

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													

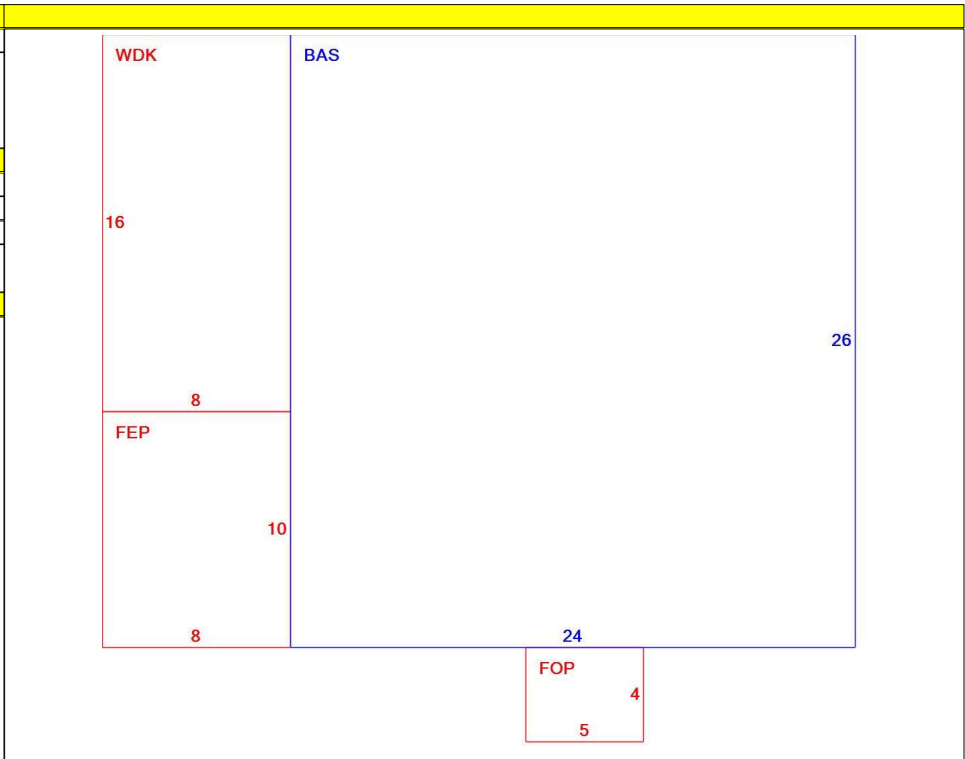
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch		Appraised Bldg. Value (Card)	84,200				
0120						Appraised Xf (B) Value (Bldg)	0				
						Appraised Ob (B) Value (Bldg)	2,900				
						Appraised Land Value (Bldg)	409,500				
						Special Land Value	0				
						Total Appraised Parcel Value	496,600				
						Valuation Method	C				
						Total Appraised Parcel Value	496,600				

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
114	05-11-2012	MN	Maintenance	2,500	08-08-2013	100		FIX DECK ATTACHED TO HOU		08-18-2020	SJT	10		20	Field Review
94	06-30-2011	MN	Maintenance	2,282		100		RPL 2 DOORS		08-08-2013	BH			01	Measure - No Entry
9	02-23-2011	MN	Maintenance	5,200		100		RPL 14 WINDOWS		04-12-2013	VGS			20	Field Review
										08-24-2010	KP		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	1010	Single Family	RC	Primary	4,356 SF	47.22	1.00000	5	1.00	0120	2.096		ES95	0.9500	94.01	409,500
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			409,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	03	Average	Unfin Area	0.00	Crawl
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			113,210
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	03	Gas	Replace Cost		122,010
Heat Type	12	Space Heat	Year Built		1945
AC Type	01	None	Effective Year Built		1990
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		31
Total Rooms	4		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnd		84,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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
WDK	Deck	L	132	21.00	1980	A	70	C	1.00	1,900
SHD1	Shed	L	66	21.00	1980	A	70	C	1.00	1,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	624	624	624	164.55	102,679
FEP	Finished Enclosed Porch	0	80	48	98.73	7,898
FOP	Open Porch	0	20	3	24.68	494
WDK	Deck	0	128	13	16.71	2,139
Ttl Gross Liv / Lease Area		624	852	688		113,210

