

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MCCAFFERTY NANCY TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
5773 CHESTNUT RIDGE DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	531,400	531,400	
CINCINNATI OH 45230		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	450,500	450,500	
Alt Prcl ID Scnd Home 500253 Tax Class T Tot Fin Area 1780 Total Acres .1 Chapter Lan GIS ID F_886750_2848576		Cyclical Exemption W District Res Exem			8	RESIDNTL	1010	2,100	2,100	
						Total		984,000	984,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MCCAFFERTY NANCY TT		30985 0336	07-25-2005	Q	I	665,000	00	Year	Code	Assessed	Year	Code	Assessed			
PINE POINT RD TRUST		19350 0026	02-07-2001	U	I	75,000	1	2023	1010	402,300	2022	1010	367,400			
									1010	342,900		1010	306,100			
									1010	1,400		1010	1,400			
								Total		746,600	Total		674,900	Total		688,200

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 531,400				
Total			0.00					Appraised Xf (B) Value (Bldg) 0					
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 2,100						
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 450,500				
0120									Special Land Value 0				
NOTES											Total Appraised Parcel Value 984,000		
											Valuation Method C		
											Total Appraised Parcel Value 984,000		

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
20010382	09-20-2001	DM	Demolish	2,500	01-02-2002	100		DEM EXISTING RESIDEN	03-20-2018	JLF	10		01	Measure - No Entry
20010381	09-20-2001	NC	New Construct	104,000	05-27-2003	100		SGL FAM 3 STRY20X25.	04-12-2013	VGS			20	Field Review
									05-27-2003	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		V110,ES95	1.0450	103.42	450,500
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			450,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	08	Excellent	Unfin Area	0.00	None
Stories	2				
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	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	2				
Total Rooms	5				
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	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	
Net Other Adj	563,658
Replace Cost	20,300
Year Built	583,957
Effective Year Built	2001
Depreciation Code	2012
Remodel Rating	E
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnd	531,400
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
SHD1	Shed	L	144	21.00	2004	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	665	665	665	293.88	195,429
DCK	Deck	0	415	42	29.74	12,343
FEP	Finished Enclosed Porch	0	160	96	176.33	28,212
FNS	Finished 90% Story	450	500	450	264.49	132,245
FUS	Finished Upper Story	665	665	665	293.88	195,429
Ttl Gross Liv / Lease Area		1,780	2,405	1,918		563,658

