

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DIAS BARBARA FERRIS 313A BAHAMA DR NORWOOD MA 02062		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	148,600	148,600	
				0	Light			RES LAND	1010	471,000	471,000	
SUPPLEMENTAL DATA												
Alt Prcl ID Scnd Home 500372 Tax Class T Tot Fin Area 952 Total Acres .1 Chapter Lan				Cyclical Exemption W District Res Exem		8		RESIDNTL	1010	700	700	
								Total		620,300	620,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DIAS BARBARA FERRIS	LCC	134514	09-23-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HABIBI PATRICIA TT	LCC	125124	09-22-2021	U	I	1	1A	2023	1010	114,300	2022	1010	69,200	2021	1010	70,400
FERRIS THOMAS J	LCC	125124	05-12-2017	U	I	1	1A		1010	358,400		1010	320,000		1010	287,200
FERRIS THOMAS J	47852	0240	12-09-2016	U	I	1	1A		1010	500						
FERRIS JAMES L TT	LCC	110419	04-25-2007	U	I	1	1A	Total		473,200	Total		389,200	Total		357,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

NOTES											
This signature acknowledges a visit by a Data Collector or Assessor											

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										148,600	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										700	
Appraised Land Value (Bldg)										471,000	
Special Land Value										0	
Total Appraised Parcel Value										620,300	
Valuation Method										C	
Total Appraised Parcel Value										620,300	

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
BPO-20-208 11689	10-04-2021 08-27-1990	RM RM	Remodel Remodel	10,000	04-12-2022	100 100	10-06-2021	Replace existing rotted 12x16 de CHANGE ROOF LINES		04-12-2022 04-12-2013 08-19-2008	SJT VGS BSB	5	1	01 20 00	Measure - No Entry Field Review 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		V115,ES95	1.0925	108.13	471,000
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			471,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	656	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75		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	12	Hardwood			212,925
Interior Floor 2			Net Other Adj		8,800
Heat Fuel	03	Gas	Replace Cost		221,725
Heat Type	04	Forced Air-Duc	Year Built		1900
AC Type	06	Partial	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		148,600
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	656		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	48	21.00	1980	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	700	700	700	184.51	129,157
BSM	Basement	0	656	131	36.85	24,171
DCK	Deck	0	272	27	18.32	4,982
FUS	Finished Upper Story	128	128	128	184.51	23,617
TQS	Three Quarter Story	168	224	168	138.38	30,998
Ttl Gross Liv / Lease Area		996	1,980	1,154		212,925

