

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PLANTE RANDALL & DOGGETT-PLA 137 GURNET RD REALTY TRUST 99 RUSSELL AVE		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	1,374,600	1,374,600
				0	Light			RES LAND	1010	2,489,900	2,489,900
SUPPLEMENTAL DATA											
WATERTOWN MA 02472		Alt Prcl ID		Cyclical		8		Total 3,864,500 3,864,500			
		Scnd Home 500332		Exemption							
		Tax Class T		W		W					
		Tot Fin Area 4048		District		SEAWALL 2 G1 OF					
		Total Acres .8		Res Exem							
Chapter Lan											
GIS ID F_887301_2850226		Assoc Pid#									

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PLANTE RANDALL & DOGGETT-PLANTE		39085 0335	10-06-2010	Q	I	1,850,000	00	Year	Code	Assessed	Year	Code	Assessed
PAYTON WILLIAM B JR		22641 0157	08-16-2002	U	I	1	1F	2023	1010	1,041,500	2022	1010	951,500
GURNET RD NOMINEE TRUST		19282 0218	01-22-2001	U	I	1,000,000	1		1010	2,368,600	2021	1010	2,022,100
								Total		3,410,100	Total		2,973,600
								Total			Total		1,883,700

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0120				

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
308	06-29-2005	NC	New Construct	421,000		100		1ST 2090SF,2ND1943SF		11-02-2015	JLF	10		01	Measure - No Entry
20010284	07-18-2001	DM	Demolish	20,000		100		REMOVE STRUCFF18X30		04-12-2013	VGS			20	Field Review
20010283	07-18-2001	DM	Demolish	18,000		100		EXISTING BLDG		10-02-2012	KP	6		30	Quality Control
										08-24-2007	KD		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	34,848 SF	9.74	1.00000	5	1.00	0120	2.096		W350	3.5000	71.45	2,489,900
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			2,489,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1988	
Model	01	Residential	Bsmt Type	00	N/A
Grade	11	Prime	Unfin Area	0.00	N/A
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	04	Hip			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		1,438,564
Heat Fuel	03	Gas	Replace Cost		55,575
Heat Type	05	Hot Water	Year Built		1,494,138
AC Type	03	Central	Effective Year Built		2005
Bedrooms	6		Depreciation Code		2013
Full Baths	4		Remodel Rating		E
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %	8	
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		92
Extra Openings	0		Percent Good		
Gas Fireplaces	0		Cns Sect Rcnld		1,374,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1988		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	2,069	2,069	2,069	290.68	601,412
BSM	Basement	0	1,988	398	58.19	115,690
DCK	Deck	0	806	81	29.21	23,545
FGR	Garage	0	529	212	116.49	61,624
FOP	Open Porch	0	1,342	201	43.54	58,426
FUS	Finished Upper Story	1,988	1,988	1,988	290.68	577,867
Ttl Gross Liv / Lease Area		4,057	8,722	4,949		1,438,564

