

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
REARDON EDWARD P JR TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
EDWARD P REARDON JR FAMILY TR		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	170,800	170,800	
17 FLORENCE AVE		SUPPLEMENTAL DATA					RES LAND	1010	594,500	594,500	905	
NORWOOD MA 02062		Alt Prcl ID					RESIDNTL	1010	900	900	DUXBURY, MA	
		Scnd Home 500760										VISION
		Tax Class T										
		Tot Fin Area 1336										
		Total Acres .12										
		Chapter Lan										
		GIS ID F_887054_2851284										
Total										766,200	766,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
REARDON EDWARD P JR TT	57545	333	12-27-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
REARDON EDWARD P JR	53892	255	11-25-2020	U	I	448,000	1	2023	1010	135,600	2022	1010	126,500		
REARDON JOHN J TT	44090	0200	02-20-2014	U	I	1	1A		1010	454,100		1010	386,400		
REARDON EDWARD P & JOHN J TT	36596	0093	12-11-2008	U	I	1	1F		1010	600		1010	600		
Total										590,300			513,500	Total	458,400

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) 170,800									
Appraised Xf (B) Value (Bldg) 0									
Appraised Ob (B) Value (Bldg) 900									
Appraised Land Value (Bldg) 594,500									
Special Land Value 0									
Total Appraised Parcel Value 766,200									
Valuation Method C									
Total Appraised Parcel Value 766,200									

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-21-387	09-09-2021	NC	New Construct	29,375		100		CMPSIT DECK TO RPLCE OLD			06-17-2021	SJD	9		01	Measure - No Entry
112	09-11-2006	MN	Maintenance	11,930		100		ROOF			10-14-2015	JLF	10		01	Measure - No Entry
20000391	10-02-2000	RM	Remodel	10,000		100		REPL STAIRS/EX SIDIN			04-12-2013	VGS			20	Field Review
11705	09-13-1990	AD	Addition	4,000		100		FOUNDATION REAR HOUS			09-25-1999	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	1010	Single Family	RC	Primary	5,227	SF	43.41	1.00000	5	1.00	0120	2.096	V125	1.2500	113.74	594,500
Total Card Land Units					0.12	AC	Parcel Total Land Area					0.12	Total Land Value			594,500

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description				
Style	00	Gambrel	Bsmt Area	494					
Model	01	Residential	Bsmt Type	04					
Grade	03	Average	Unfin Area	0.00	Full				
Stories	2								
Occupancy	1								
Exterior Wall 1	14	Wood Shingle							
Exterior Wall 2									
Roof Structure	07	Gambrel							
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	12	Space Heat							
AC Type	01	None							
Bedrooms	3								
Full Baths	1								
Half Baths	0								
Extra Fixtures	0								
Total Rooms	5								
Bath Style	02	Average							
Kitchen Style	02	Average							
Extra Kitchens	0								
Fireplaces	1								
Extra Openings	0								
Gas Fireplaces	0								
Sq Ft Fin Bsmt	0								
FBM Quality									
Foundation	06	Poured Conc							
Bsmt Garage	1								
Bsmt Area	494								

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj			246,178	
Replace Cost			8,800	
Year Built			254,977	
Effective Year Built			1920	
Depreciation Code			1988	
Remodel Rating			A	
Year Remodeled				
Depreciation %			33	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			67	
Cns Sect Rcnd			170,800	
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	60	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	686	686	686	167.24	114,727
BSM	Basement	0	494	99	33.52	16,557
DCK	Deck	0	232	23	16.58	3,847
FNS	Finished 90% Story	585	650	585	150.52	97,835
FOP	Open Porch	0	32	5	26.13	836
FSP	Screened Porch	0	370	74	33.45	12,376
Ttl Gross Liv / Lease Area		1,271	2,464	1,472		246,178

