

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MURPHY ROBIN L & JAMES D TT MURPHY MANAGEMENT TRUST 34 CHURCH ST WATERTOWN MA 02472		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	243,300	243,300
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	651,900	651,900
		Alt Prcl ID Scnd Home 500761 Tax Class T Tot Fin Area 1509 Total Acres .25 Chapter Lan GIS ID F_887048_2850907		Cyclical Exemption W District SEAWALL 2 Res Exem Assoc Pid#				RESIDNTL	1010	21,800	21,800
						Total				917,000	917,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY ROBIN L & JAMES D TT		53374 43	09-02-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MCBRIDE RICHARD & SARAH TT		33835 0286	12-15-2006	U	I	100	1F	2023	1010	184,600	2022	1010	168,700	2021	1010	152,500
									1010	549,100		1010	461,200		1010	401,300
									1010	15,800		1010	15,800		1010	15,800
								Total		749,500	Total		645,700	Total		569,600

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	243,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	21,800
Appraised Land Value (Bldg)	651,900
Special Land Value	0
Total Appraised Parcel Value	917,000
Valuation Method	C
Total Appraised Parcel Value	917,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

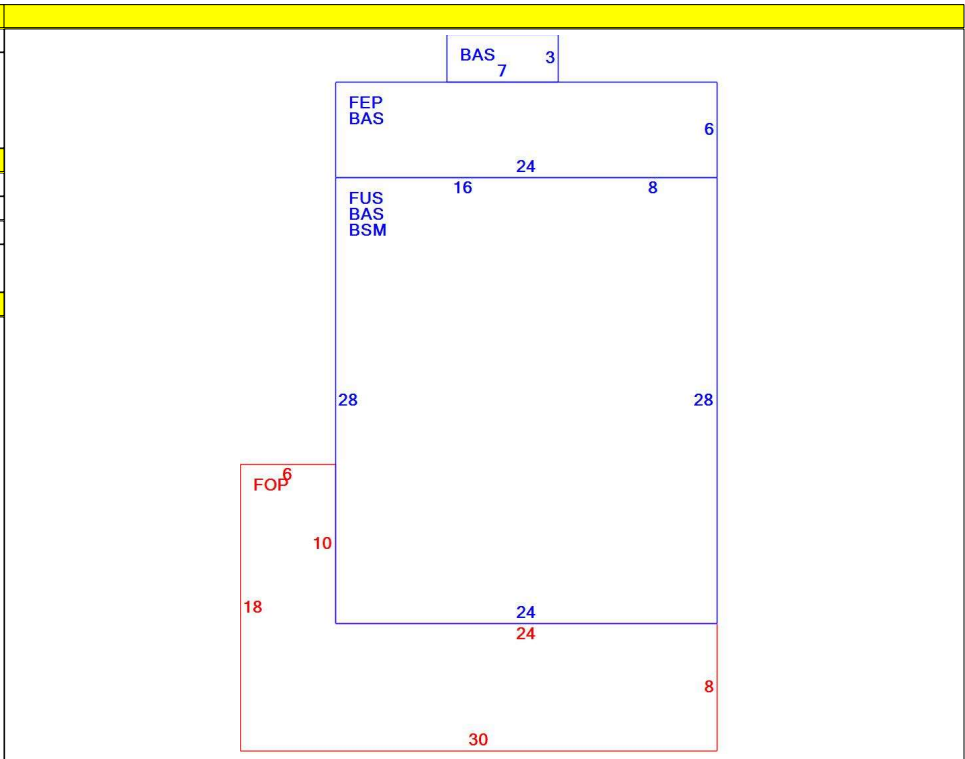
NOTES												

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
2014-100	06-11-2014	MN	Maintenance	13,850		100		STRIP & REROOF 24 SQUARE	10-16-2015	JLF	10	1	00	Measure & Listed
13692	06-02-1995	NC	New Construct	4,000	06-07-1996	100		3.5X7 1STY ADD	04-12-2013	VGS			20	Field Review
12289	04-30-1992	NC	New Construct	12,000	01-01-1993	100		GAR W/DECK & SHED	08-19-2008	BSB		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	7,840 SF	31.72	1.00000	5	1.00	0120	2.096		V125	1.2500	83.10	651,500
1	1010	Single Family	RC	Undevelop	0.070 AC	2,000.00	1.00000	0	1.00	0120	2.096		V125	1.2500	0.13	400
Total Card Land Units					0.25 AC	Parcel Total Land Area					0.25	Total Land Value				651,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	672	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2		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	01	Minimum	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			348,490
Interior Floor 2			Net Other Adj		14,690
Heat Fuel	04	Electric	Replace Cost		363,180
Heat Type	07	Radiant-Elec.	Year Built		1900
AC Type	01	None	Effective Year Built		1988
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	7		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		243,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	672		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	290	21.00	1992	A	70	C	1.00	4,300
FGR1	Garage - 1 Sto	L	480	52.00	1992	A	70	C	1.00	17,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	837	837	837	196.44	164,423
BSM	Basement	0	672	134	39.17	26,323
FEP	Finished Enclosed Porch	0	144	86	117.32	16,894
FOP	Open Porch	0	300	45	29.47	8,840
FUS	Finished Upper Story	672	672	672	196.44	132,010
Ttl Gross Liv / Lease Area		1,509	2,625	1,774		348,490

