

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HORTON CLARENCE M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
HORTON CHRISTINE M			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	268,400	268,400
40 BELLAMY ST				0 Light		RES LAND	1010	543,300	543,300
SUPPLEMENTAL DATA									
BRIGHTON MA 02135		Alt Prcl ID Scnd Home 500642 Tax Class T Tot Fin Area 2184 Total Acres .21 Chapter Lan			Cyclical Exemption W District Res Exem				
		GIS ID F_886911_2852138			Assoc Pid#				
Total							811,700		811,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HORTON CLARENCE M		53492 289	09-24-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
HORTON C MICHAEL & CHRISTINE TT		45717 0044	06-26-2015	Q	I	430,000	00	2023	1010	206,800	2022	1010	170,800		
BERMANN MAX TT		41040 0346	02-29-2012	U	I	200,000	1A		1010	432,600		1010	363,400		
BRIDGES JAMES G		21090 0233	12-10-2001	U	I	1	1F								
BRIDGES JAMES G		10624 0221	12-06-1991	Q	I	175,000	00								
Total							639,400		Total		534,200		Total		481,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	268,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	543,300
Special Land Value	0
Total Appraised Parcel Value	811,700
Valuation Method	C
Total Appraised Parcel Value	811,700

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
2017-295	09-18-2017	RM	Remodel	9,900	05-03-2018	100		INSTALL FULL BATH IN EXISTI	05-03-2018	JLF			01	Measure - No Entry
2012-315	12-07-2012	RM	Remodel	14,400		100		1ST & 2ND FLR EXISTING BAT	08-08-2013	BH			07	Measure - Info @ Door
289	06-06-2003	AD	Addition	13,000	09-23-2004	100		DECK 10X26 + 8X20	04-12-2013	VGS			20	Field Review
119990546	12-01-1999	NC	New Construct	39,000	05-21-2001	100		2STY ADD PLAN X123	07-06-2012	SJD	9	2	00	Measure & Listed
									09-18-2008	BSB			07	Measure - Info @ Door

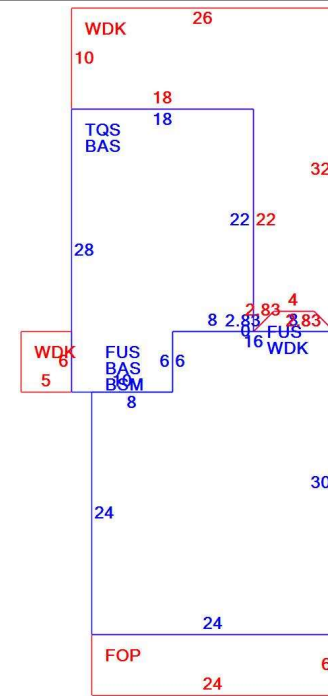
LAND LINE VALUATION SECTION															
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value
1	1010	Single Family	RC	Primary	9,148 SF	28.33	1.00000	5	1.00	0120	2.096		1.0002	59.39	543,300

Total Card Land Units					0.21	AC	Parcel Total Land Area					0.21	Total Land Value			543,300
-----------------------	--	--	--	--	------	----	------------------------	--	--	--	--	------	------------------	--	--	---------

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	672	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
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	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	04	Brick			
Bsmt Garage	0				
Bsmt Area	672				

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

COST / MARKET VALUATION	
Net Other Adj	372,147
Replace Cost	16,800
Year Built	388,947
Effective Year Built	1950
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnd	268,400
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,128	1,128	1,128	157.89	178,100	
BSM	Basement	0	672	134	31.48	21,157	
FOP	Open Porch	0	144	22	24.12	3,474	
FUS	Finished Upper Story	684	684	684	157.89	107,997	
TQS	Three Quarter Story	342	456	342	118.42	53,998	
WDK	Deck	0	466	47	15.92	7,421	
Ttl Gross Liv / Lease Area		2,154	3,550	2,357		372,147	

