

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SEGAR DAVID & CAROL		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
TRUSTEES SEGAR REALTY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	315,100	315,100	
735 CONGRESS ST				0	Heavy			RES LAND	1010	361,700	361,700	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	40,500	40,500	
Alt Prcl ID		Cyclical		1								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1700		District										
Total Acres 1.628		Res Exem										
Chapter Lan												
GIS ID F_858809_2848248		Assoc Pid#										
									Total	717,300	717,300	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SEGAR DAVID & CAROL		17597 0201	06-25-1999	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	239,400	2022	1010	219,000	2021	1010	203,700
									1010	376,100		1010	310,100		1010	258,600
									1010	30,400		1010	30,400		1010	30,400
									Total	645,900	Total	559,500	Total	492,700		

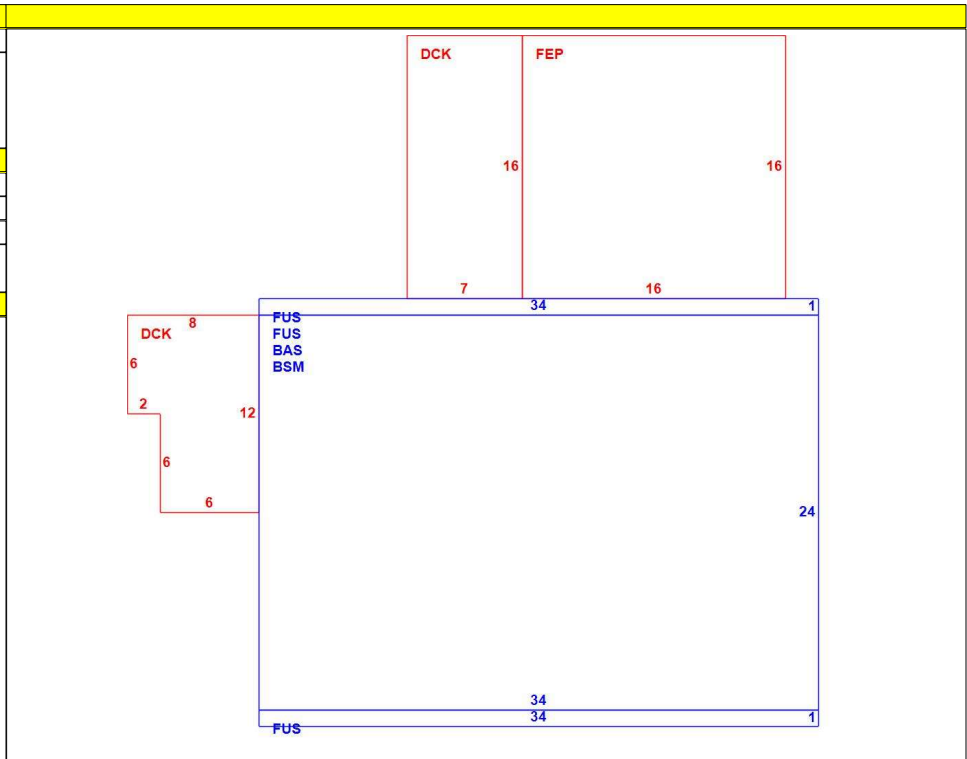
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															

ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)	Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method					
0050					315,100	0	40,500	361,700	0	717,300	C					
										Total Appraised Parcel Value	717,300					

NOTES										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
2015-312	09-30-2015	NC	New Construct	36,000	07-10-2017	100		CONSTRUCT A 24' X 30' DETAC	07-10-2017	JLF	5		01	Measure - No Entry		
2015-311	09-30-2015	DM	Demolish	13,500	07-10-2017	100		DEMO EXISTING 16' X 24' BAR	04-12-2013	VGS			20	Field Review		
79	06-02-2009	NC	New Construct	37,000	06-17-2010	100		16X16 SCRIP,7X16D&WIN	06-17-2010	KP		1	00	Measure & Listed		
19990300	06-30-1999	NC	New Construct	4,000		100		15X30 ABOVE POOL								

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P		Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj									
1	1010	Single Family	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000			
1	1010	Single Family	RC	Residual	0.310	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0093	0.81	10,900			
1	1010	Single Family	WP	Undevelop	0.400	AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	800			
Total Card Land Units					1.63	AC	Parcel Total Land Area					1.63	Total Land Value			361,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		423,511
Interior Floor 2			Replace Cost		20,280
Heat Fuel	03	Gas	Year Built		443,791
Heat Type	04	Forced Air-Duc	Effective Year Built		1972
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnd		315,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	204		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	816		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
SPL4	Above Ground	L	177	8.00	1999	A	70	C	1.00	1,000
PTO	Patio	L	204	15.00	1985	A	70	C	1.00	2,100
FGR1	Garage - 1 Sto	L	720	52.00	2015	E	100	C	1.00	37,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	816	816	816	207.91	169,654
BSM	Basement	0	816	163	41.53	33,889
DCK	Deck	0	196	20	21.22	4,158
FEP	Finished Enclosed Porch	0	256	154	125.07	32,018
FUS	Finished Upper Story	884	884	884	207.91	183,792
Ttl Gross Liv / Lease Area		1,700	2,968	2,037		423,511

