

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VAN TOSH PATRICIA B TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PATRICIA B VAN TOSH TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	551,800	551,800	
PO BOX 2030				0 Medium		RES LAND	1010	406,900	406,900	
DUXBURY MA 02331		SUPPLEMENTAL DATA				RESIDNTL	1010	44,400	44,400	
Alt Prcl ID		Cyclical 1								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2985		District								
Total Acres 6.398		Res Exem								
Chapter Lan										
GIS ID F_856759_2852855		Assoc Pid#								
						Total		1,003,100	1,003,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VAN TOSH PATRICIA B TT		47140 0263	07-05-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
VAN TOSH PATRICIA		42850 0116	03-27-2013	U	I	1	1A	2023	1010	438,600	2022	1010	424,900
WORTHMAN DOUGLAS M		42672 0069	02-12-2013	U	I	1	1A		1010	441,700		1010	367,800
VANTOSH WORTHMAN PATRICIA		5378 0327	06-17-1983	Q	I	38,000	00		1010	27,500		1010	27,500
						Total		907,800	Total	820,200	Total	725,500	

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	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	551,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	44,400
Appraised Land Value (Bldg)	406,900
Special Land Value	0
Total Appraised Parcel Value	1,003,100
Valuation Method	C
Total Appraised Parcel Value	1,003,100

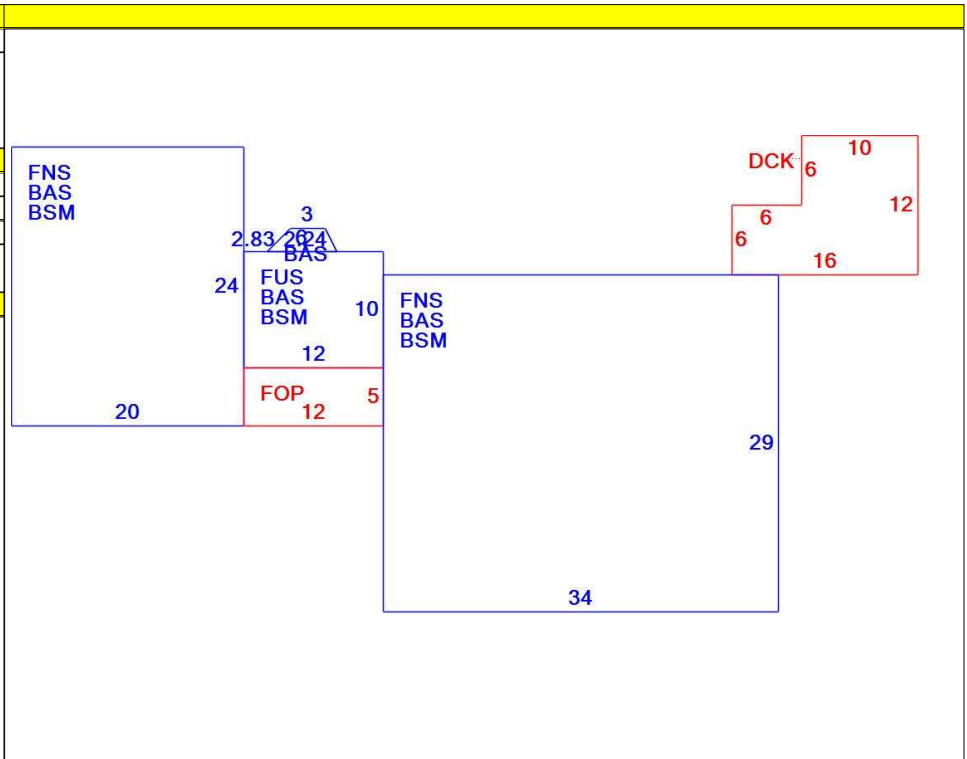
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
19990510	11-05-1999	AD	Addition	65,000	05-04-2001	100		2-STORY ADDITION	04-12-2013	VGS			20	Field Review
									10-30-2007	K/B			01	Measure - No Entry

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	PD	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	5.480	AC	35,000.00	0.29643	5	1.00	0050	1.000		1.0018	0.24	56,900
Total Card Land Units					6.40	AC	Parcel Total Land Area					6.40	Total Land Value			406,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1586	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1586				

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

COST / MARKET VALUATION				
Net Other Adj				670,495
Replace Cost				27,985
Year Built				1983
Effective Year Built				2000
Depreciation Code				G
Remodel Rating				
Year Remodeled				
Depreciation %				21
Functional Obsol				
External Obsol				
Trend Factor				1.000
Condition				
Condition %				
Percent Good				79
Cns Sect Rcnld				551,800
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
SPL2	Ing Pool-Good	L	640	89.00	1987	A	70	C	1.00	39,900
PTO	Patio	L	120	15.00	1990	A	70	C	1.00	1,300
SHD1	Shed	L	48	21.00	1990	A	70	C	1.00	700
SHD1	Shed	L	96	21.00	1990	A	70	C	1.00	1,400
SHD1	Shed	L	48	21.00	1990	A	70	C	1.00	700
SHD1	Shed	L	24	21.00	1990	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,595	1,595	1,595	198.61	316,777
BSM	Basement	0	1,586	317	39.70	62,958
DCK	Deck	0	156	16	20.37	3,178
FNS	Finished 90% Story	1,319	1,466	1,319	178.69	261,962
FOP	Open Porch	0	60	9	29.79	1,787
FUS	Finished Upper Story	120	120	120	198.61	23,833
Ttl Gross Liv / Lease Area		3,034	4,983	3,376		670,495



918 UNION ST

