

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VAUGHN DAMON W		1 Level	0 Water	0 Two-Way	0 Good	Description	Code	Appraised	Assessed
VAUGHN JEANNE G			0 Septic	0 Paved	0 Good	RESIDNTL	1010	533,700	533,700
1 PHILIPS BROOK CIR		SUPPLEMENTAL DATA			RES LAND	1010	351,200	351,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1942 Total Acres .921 Chapter Lan			Cyclical 1 Exemption W District Res Exem	RESIDNTL	1010	32,100	32,100
GIS ID F_857403_2843384		Assoc Pid#			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)					
VAUGHN DAMON W		44654 0032	08-19-2014	U	I	545,000	1S	Year	Code	Assessed	Year	Code	Assessed
BOSTON PROPERTY HOLDINGS LLC		42746 0249	03-01-2013	U	I	409,000	1L	2023	1010	411,300	2022	1010	382,100
HUNT RANDALL & PFENNING TRACY		31260 0210	09-01-2005	Q	I	685,000	00		1010	365,200		1010	301,000
									1010	17,900		1010	32,700
		Total						Total		794,400	Total		715,800
								Total			Total		628,200

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)	533,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	32,100
Appraised Land Value (Bldg)	351,200
Special Land Value	0
Total Appraised Parcel Value	917,000
Valuation Method	C
Total Appraised Parcel Value	917,000

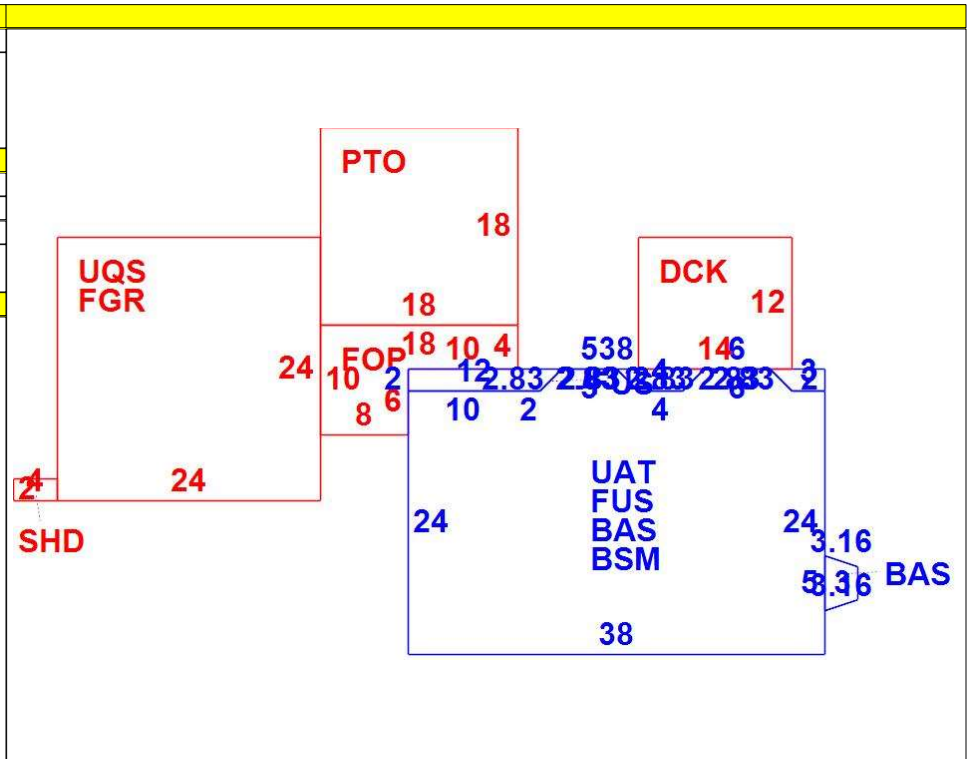
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

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
2014-154	08-07-2014	MN	Maintenance	12,000		100		STRIP & REROOF		05-26-2022	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										07-14-2006	KP		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	40,137 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	351,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			351,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	988	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
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			593,330
Interior Floor 2			Net Other Adj		57,565
Heat Fuel	02	Oil	Replace Cost		650,896
Heat Type	05	Hot Water	Year Built		1988
AC Type	03	Central	Effective Year Built		2003
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnld		533,700
Sq Ft Fin Bsmt	936		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	988		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
SPL1	Ing Pool - Ave	L	648	64.00	1989	A	70	C	1.00	29,000
SHD1	Shed	L	144	21.00	2000	F	55	C	1.00	1,700
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	954	954	954	215.21	205,309
BSM	Basement	0	942	188	42.95	40,459
DCK	Deck	0	168	17	21.78	3,659
FGR	Garage	0	576	230	85.93	49,498
FOP	Open Porch	0	120	18	32.28	3,874
FUS	Finished Upper Story	988	988	988	215.21	212,626
PTO	Patio	0	324	16	10.63	3,443
SHD	Attached Shed	0	8	3	80.70	646
UAT	Unfinished Attic	0	942	141	32.21	30,344
UQS	Unfin 3/4 Story	0	576	202	75.47	43,472
Ttl Gross Liv / Lease Area		1,942	5,598	2,757		593,330

