

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HINES BRYAN P			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
HINES RACHEL S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	554,000	554,000	
20 ROUNDTREE DR				0 Light		RES LAND	1010	472,200	472,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	113,900	113,900		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2404 Total Acres .978 Chapter Lan GIS ID F_858066_2840168		Cyclical 1 Exemption W District Res Exem Assoc Pid#			Total		1,140,100	1,140,100		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HINES BRYAN P	44595 0126	07-31-2014	Q	I	649,000	00	Year	Code	Assessed	Year	Code	Assessed	
POELAERT STEPHEN B & MADELINE N	18126 0092	12-14-1999	Q	I	440,000	00	2023	1010	425,100	2022	1010	390,200	
GREENWOOD JOHN T	8070 0321	10-16-1987	U	I	100	1		1010	506,800		1010	322,000	
Total		Total		Total		Total		Total		Total		Total	

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)	554,000		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	113,900		
Appraised Land Value (Bldg)	472,200		
Special Land Value	0		
Total Appraised Parcel Value	1,140,100		
Valuation Method	C		
Total Appraised Parcel Value	1,140,100		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

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
2017-203	10-02-2017	MN	Maintenance	60,000		100		STRIP & REROOF	07-30-2015	SJD	9		01	Measure - No Entry
2013-115	06-20-2013	MN	Maintenance	2,000		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
14357	01-22-1997	AD	Addition	12,000	05-05-1998	100		5X13 1 STRY KITCHEN	05-09-2007	BSB		1	00	Measure & Listed
10386	05-18-1987	NC	New Construct	30,000		100		2-STY GAR 24 X28W/RM						

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.060 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	2,800
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			472,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1346	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			648,380
Interior Floor 2			Net Other Adj		52,880
Heat Fuel	02	Oil	Replace Cost		701,260
Heat Type	05	Hot Water	Year Built		1978
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		21
Total Rooms	8		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		79
Gas Fireplaces	0		Cns Sect Rcnd		554,000
Sq Ft Fin Bsmt	650		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1346		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
SHD1	Shed	L	144	21.00	1990	A	70	C	1.00	2,100
SPL1	Ing Pool - Ave	L	800	64.00	1987	A	70	C	1.00	35,800
FGR7	Garage - Fin U	L	672	98.00	1987	A	70	B	1.50	69,100
GAZ	Gazebo	L	175	56.00	1988	A	70	C	1.00	6,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,468	1,468	1,468	223.89	328,668
BSM	Basement	0	1,346	269	44.74	60,226
FHS	Finished Half Story	34	68	34	111.94	7,612
FUS	Finished Upper Story	936	936	936	223.89	209,559
UAT	Unfinished Attic	0	1,004	151	33.67	33,807
WDK	Deck	0	382	38	22.27	8,508
Ttl Gross Liv / Lease Area		2,438	5,204	2,896		648,380

