

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HILL BRIAN G & AMY J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
79 BRAVENDER RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	696,000	696,000
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Medium	RES LAND	1010	581,600	581,600
Alt Prcl ID		Cyclical 2			RESIDNTL	1010	46,800	46,800	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 3242		District							
Total Acres 12.168		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_859247_2839249									
Total							1,324,400	1,324,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HILL BRIAN G & AMY J		11078 0234	06-29-1992	U	V	80,000	1P	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	534,700	2022	1010	491,100		
									1010	627,000		1010	385,800		
									1010	26,900		1010	26,900		
Total								1,188,600		Total		903,800		Total	843,500

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 696,000			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

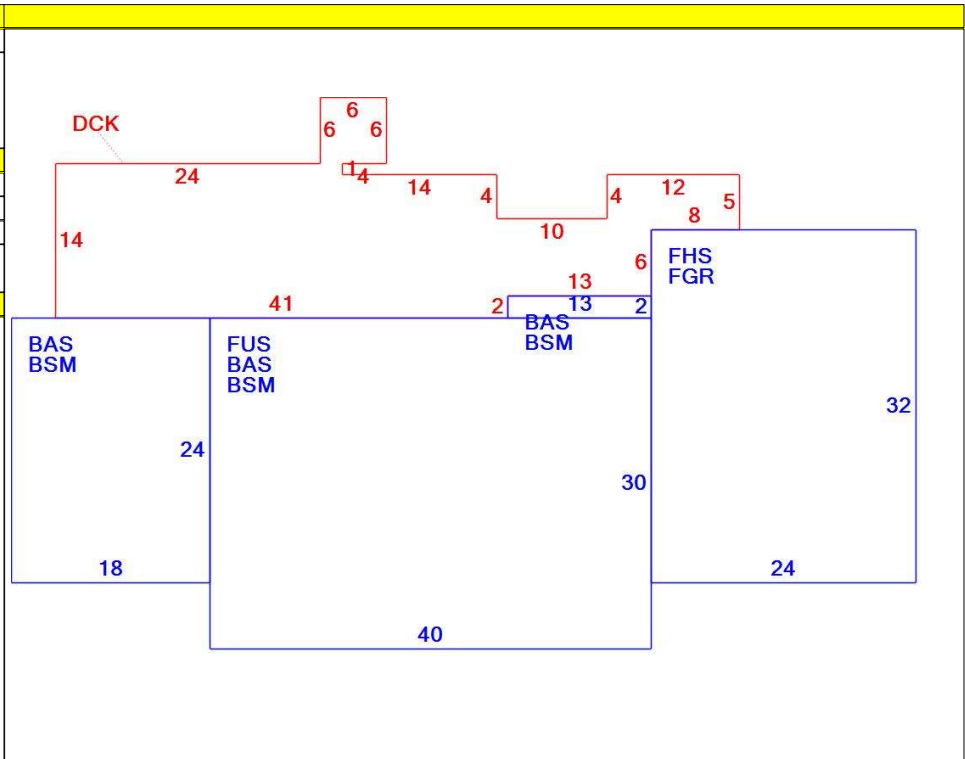
ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0060							

NOTES										VISIT / CHANGE HISTORY					
EXT BATH FIX (WHIRLPOOL)										Date	Id	Type	Is	Cd	Purpose/Result
										12-11-2014	JLF	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										02-03-2010	K-D		1	00	Measure & Listed
										Appraised Ob (B) Value (Bldg) 46,800					
										Appraised Land Value (Bldg) 581,600					
										Special Land Value 0					
										Total Appraised Parcel Value 1,324,400					
										Valuation Method C					
										Total Appraised Parcel Value 1,324,400					

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
QP-20-51	08-14-2020	MN	Maintenance	7,208		100	09-18-2020	Install 3 replacement windows		12-11-2014	JLF	0	1	00	Measure & Listed
182	05-08-2003	AD	Addition	10,000	10-01-2004	100		14 X 23 DECK		04-12-2013	VGS			20	Field Review
120000031	02-11-2000	RM	Remodel	1,000		100		FRAME BTH & PRTION PR		02-03-2010	K-D		1	00	Measure & Listed
14477	05-16-1997	NC	New Construct	14,000	05-07-1998	100		20X40 HEAT INGR POOL							
13940	01-19-1996	NC	New Construct	1,000	08-20-1997	100		PLAYRM & STORGE AREA							
13122	03-24-1994	RM	Remodel	1,000		100		OFFICE,WKSP IN BSMT							
12391	06-22-1992	NC	New Construct	180,000	01-01-1994	100		2STY HSE W/ATT GAR							

LAND LINE VALUATION SECTION													Total Land Value			
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	40,000 SF	8.75	1.00000	5	1.00	0060	1.341	NSTAR ESMT		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	9.150 AC	35,000.00	0.25146	5	1.00	0060	1.341			1.0000	0.27	108,000
1	1010	Single Family		Undevelop	2.100 AC	2,000.00	1.00000	0	1.00		1.000			1.0000	0.05	4,200
Total Card Land Units					12.17	AC	Parcel Total Land Area			12.17	Total Land Value			581,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1658	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Owne
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	<b>COST / MARKET VALUATION</b>		
Heat Type	05	Hot Water	Net Other Adj		753,833
AC Type	01	None	Replace Cost		64,960
Bedrooms	4		Year Built		818,793
Full Baths	3		Effective Year Built		1992
Half Baths	1		Depreciation Code		2006
Extra Fixtures	3		Remodel Rating		G
Total Rooms	9		Year Remodeled		15
Bath Style	02	Average	Depreciation %		
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	956		Percent Good		85
FBM Quality	04	Above Average	Cns Sect Rcnd		696,000
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1658		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
SPL1	Ing Pool - Ave	L	800	64.00	1997	A	70	C	1.00	35,800
BTH	Cabana	L	120	106.00	1997	A	70	C	1.00	8,900
SHD1	Shed	L	140	21.00	2000	A	70	C	1.00	2,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,658	1,658	1,658	190.60	316,019
BSM	Basement	0	1,658	332	38.17	63,280
DCK	Deck	0	738	74	19.11	14,105
FGR	Garage	0	768	307	76.19	58,515
FHS	Finished Half Story	384	768	384	95.30	73,191
FUS	Finished Upper Story	1,200	1,200	1,200	190.60	228,723
Ttl Gross Liv / Lease Area		3,242	6,790	3,955		753,833

