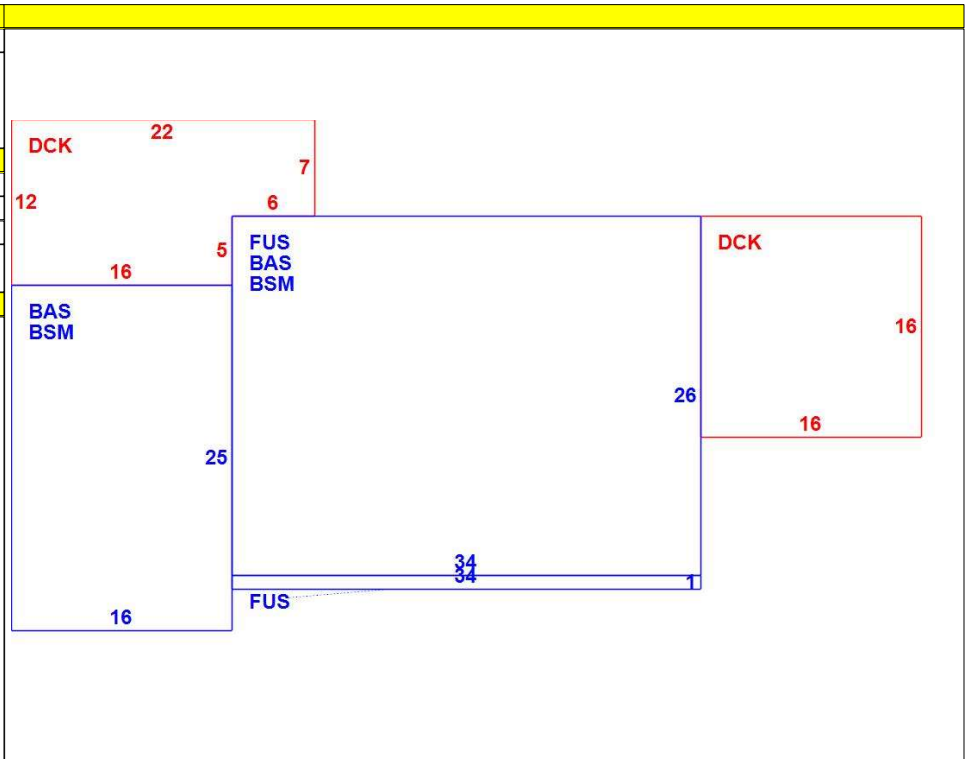


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
HAGAN PAUL V JR & KATHLEEN M T HAGAN FAMILY TRUST 45 HIGHLAND TRL DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		361,600	361,600			
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010		354,700	354,700			
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2202 Total Acres .931 Chapter Lan GIS ID F_863949_2856168		Cyclical 3 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	46,300	46,300				
						Total				762,600	762,600				
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HAGAN PAUL V JR & KATHLEEN M TT		51025 204	04-23-2019	U	I		1 1A	Year	Code	Assessed	Year	Code	Assessed		
HAGAN PAUL V		17977 0057	10-22-1999	U	I		1 1F	2023	1010	274,600	2022	1010	251,100		
HAGAN PAUL V		17977 0044	10-22-1999	Q	I	389,000	00		1010	368,900		1010	304,000		
WISBACH JOHN N		16410 0166	07-17-1998	U	I		1 1F		1010	28,600		1010	28,600		
WISBACH MARY ROSS		16410 0160	07-17-1998	U	I		1 1F	Total		672,100	Total		583,700		
								Total		574,500	Total		574,500		
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)						
0050									Appraised Xf (B) Value (Bldg)						
								Appraised Ob (B) Value (Bldg)							
								Appraised Land Value (Bldg)							
								Special Land Value							
								Total Appraised Parcel Value							
								Valuation Method							
								Total Appraised Parcel Value							
								762,600							
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	
50	04-26-2010	MN	Maintenance	3,500		100		ROOF REAR OF HOUSE	04-12-2013	VGS			20	Field Review	
									07-25-2007	BSB			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	RC	Primary	40,537 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	354,700
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			354,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1284	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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		487,136
Interior Floor 2			Replace Cost		22,230
Heat Fuel	03	Gas	Year Built		509,366
Heat Type	05	Hot Water	Effective Year Built		1972
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	2		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 Rcnld		361,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1284		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	720	89.00	1980	A	70	C	1.00	44,900
SHD1	Shed	L	96	21.00	1985	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	1,284	1,284	1,284	194.23	249,395
BSM	Basement	0	1,284	257	38.88	49,918
DCK	Deck	0	490	49	19.42	9,517
FUS	Finished Upper Story	918	918	918	194.23	178,306
Ttl Gross Liv / Lease Area		2,202	3,976	2,508		487,136



45 HIGHLAND TRL S

