

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HIGGINS THERESA E TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
THERESA E HIGGINS 1994 TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	485,900	485,900	
41 TEMPLEWOOD DR				0 Light		RES LAND	1010	469,500	469,500	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	2,100	2,100		
Alt Prcl ID		Cyclical 3								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2784		District								
Total Acres .92		Res Exem								
Chapter Lan										
GIS ID F_865828_2852478		Assoc Pid#								
						Total		957,500	957,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HIGGINS THERESA E TT		39919 0158	05-11-2011	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HIGGINS THERESA E		12764 0320	03-29-1994	U	I	1	1A	2023	1010	379,700	2022	1010	347,300	2021	1010	302,000
HIGGINS GERALD F		5187 0285	08-09-1982	Q	I	137,500	00		1010	504,700		1010	320,700		1010	309,300
									1010	1,400		1010	1,400		1010	1,400
						Total		885,800	Total	669,400	Total	612,700				

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
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	485,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	469,500
Special Land Value	0
Total Appraised Parcel Value	957,500
Valuation Method	C
Total Appraised Parcel Value	957,500

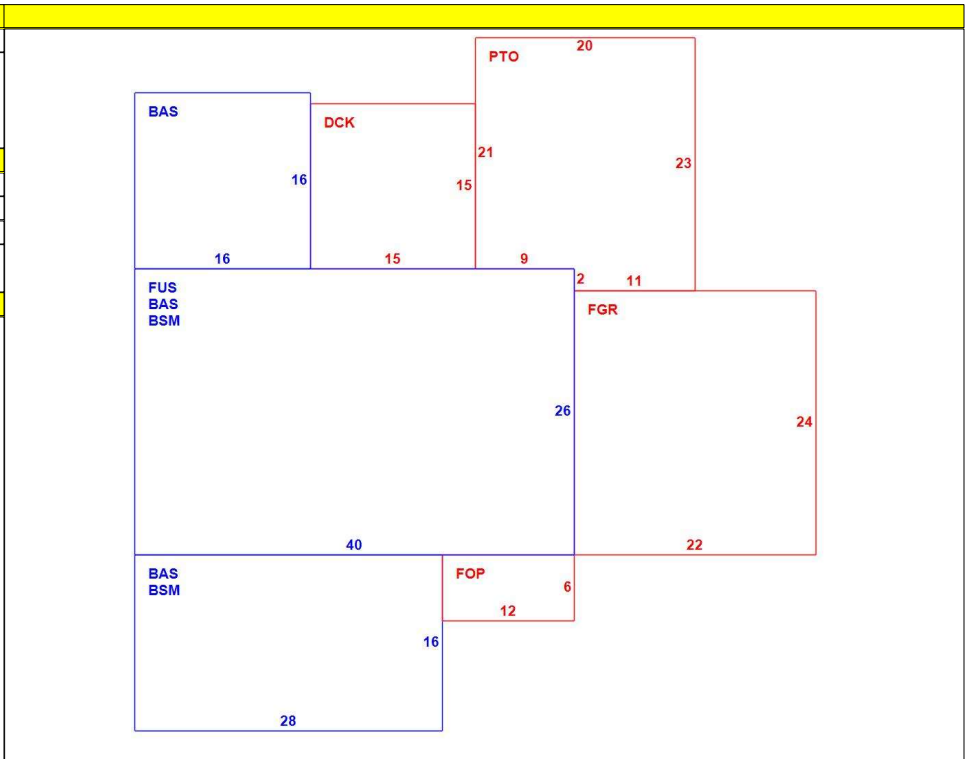
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2017-157	08-03-2017	MS	Miscellaneous	17,840		100		STRIP & REROOF 32 SQUARE		04-12-2013	VGS			20	Field Review
20000460	11-21-2000	RM	Remodel	6,000	01-01-2003	100		PORCH TO SUNROOM		05-30-2007	BSB		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	40,013 SF	8.75	1.00000	5	1.00	0060	1.341			1.0000	11.73	469,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1488			
Model	01	Residential	Bsmt Type	00	N/A		
Grade	06	Good	Unfin Area	0.00			
Stories	2						
Occupancy	1						
Exterior Wall 1	11	Clapboard					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2	14	Carpet					
Heat Fuel	02	Oil					
Heat Type	05	Hot Water					
AC Type	01	None					
Bedrooms	4						
Full Baths	2						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	8						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	256						
FBM Quality	02	Low Quality					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	1488						

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

COST / MARKET VALUATION			
Net Other Adj		652,653	
Replace Cost		31,755	
Year Built		684,408	
Effective Year Built		1974	
Depreciation Code		1992	
Remodel Rating		A	
Year Remodeled			
Depreciation %		29	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		71	
Cns Sect Rcnld		485,900	
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
SHD1	Shed	L	140	21.00	1980	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	1,744	1,744	1,744	194.88	339,871
BSM	Basement	0	1,488	298	39.03	58,074
DCK	Deck	0	225	23	19.92	4,482
FGR	Garage	0	528	211	77.88	41,120
FOP	Open Porch	0	72	11	29.77	2,144
FUS	Finished Upper Story	1,040	1,040	1,040	194.88	202,675
PTO	Patio	0	442	22	9.70	4,287
Ttl Gross Liv / Lease Area		2,784	5,539	3,349		652,653

