

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HIGHLAND PEAK LLC			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	135,100	135,100
				0 Heavy		RES LAND	1010	371,800	371,800
578 LINCOLN ST		SUPPLEMENTAL DATA				RESIDNTL	1010	62,500	62,500
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1308 Total Acres 2.558 Chapter Lan GIS ID F_867807_2850631		Cyclical 3 Exemption W District Res Exem Assoc Pid#					
						Total		569,400	569,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HIGHLAND PEAK LLC		46335 0155	12-01-2015	U	I	260,000	1	Year	Code	Assessed	Year	Code	Assessed
EDDY BARBARA M TT/ EDDY FAMILY TR		30558 0130	05-20-2005	U	I	1	1F	2023	1010	103,600	2022	1010	85,300
									1010	386,600		1010	319,000
									1010	73,000		1010	73,000
						Total		563,200	Total		477,300	Total	426,100

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
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	135,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	62,500
Appraised Land Value (Bldg)	371,800
Special Land Value	0
Total Appraised Parcel Value	569,400
Valuation Method	C
Total Appraised Parcel Value	569,400

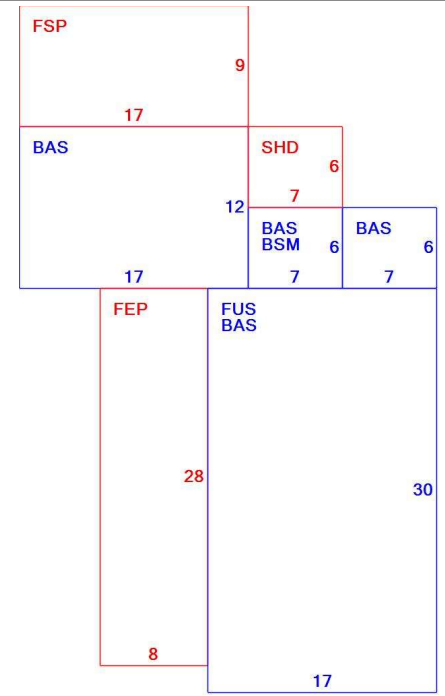
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									04-27-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									02-21-2013	KP	0	1	00	Measure & Listed
									06-13-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000	VERY CLOSE TO STREET/TR	1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.560 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	19,600
1	1010	Single Family	WP	Undevelop	1.080 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	2,200
Total Card Land Units					2.56 AC	Parcel Total Land Area					2.56	Total Land Value			371,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	42	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	05	Vinyl			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	42				

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

COST / MARKET VALUATION	
Net Other Adj	251,717
Replace Cost	8,000
Year Built	259,717
Effective Year Built	1800
Depreciation Code	1973
Remodel Rating	F
Year Remodeled	
Depreciation %	48
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	52
Cns Sect Rcnd	135,100
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
FGR2	Garage - 1 St	L	480	63.00	1980	G	85	B	1.50	38,600
FGR1	Garage - 1 Sto	L	360	52.00	1980	G	85	B	1.50	23,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	798	798	798	168.26	134,271
BSM	Basement	0	42	8	32.05	1,346
FEP	Finished Enclosed Porch	0	224	134	100.66	22,547
FSP	Screened Porch	0	153	31	34.09	5,216
FUS	Finished Upper Story	510	510	510	168.26	85,813
SHD	Attached Shed	0	42	15	60.09	2,524
Ttl Gross Liv / Lease Area		1,308	1,769	1,496		251,717

