

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HIGGINSON MICHAEL			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
HIGGINSON JEAN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	339,900	339,900	
531 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	350,400	350,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1831 Total Acres .92 Chapter Lan GIS ID F_863901_2849676			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
							Total	691,700	691,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HIGGINSON MICHAEL		44588 0069	07-31-2014	Q	I	420,000	00	Year	Code	Assessed	Year	Code	Assessed
JANOUSEK JEROME P & NANCY J TT		16001 0304	03-19-1998	U	I	1	1F	2023	1010	257,000	2022	1010	234,600
									1010	364,700		1010	300,600
									1010	1,000		1010	1,000
							Total	622,700	Total	536,200	Total	463,200	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

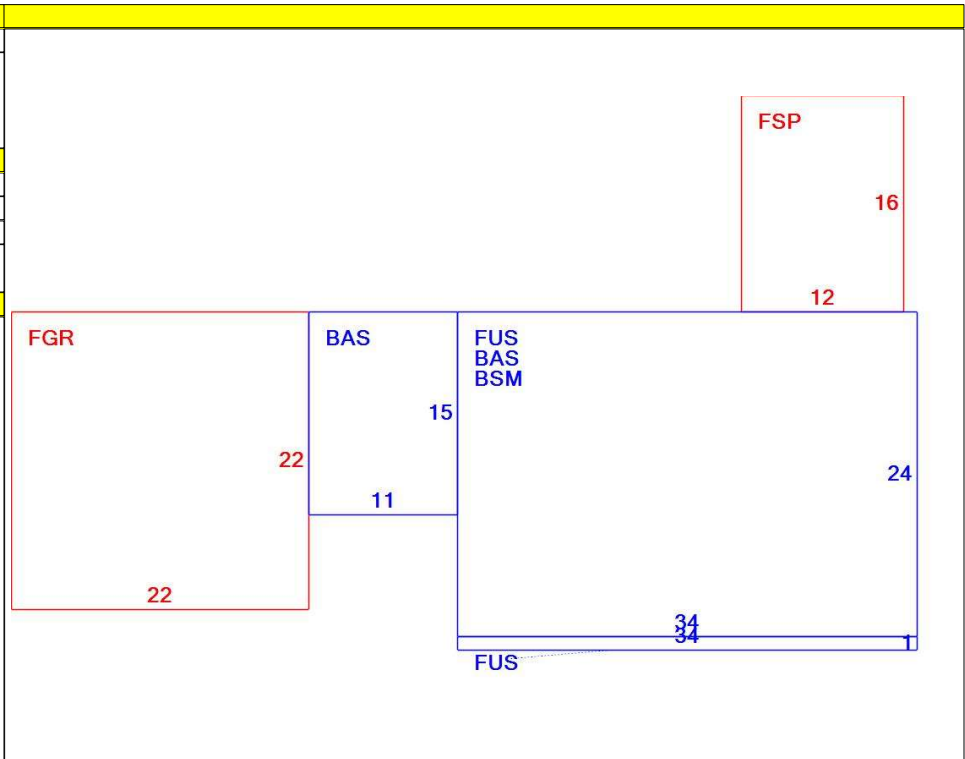
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES	
4TH BED IS USED AS DEN	

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
6	06-20-2011	NC	New Construct	3,500		100		8X10 UTILITY BLDG	08-05-2015	SJD	9		01	Measure - No Entry
185	06-25-2007	RM	Remodel	1,125		100		1ST FLR BATHROOM	04-12-2013	VGS			20	Field Review
39	08-29-2005	MN	Maintenance	48,000		100		RE-ROOF & REPL WINDO	01-10-2012	KP		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		1.0000	8.75	350,000
1	1010	Single Family		Residual	0.003 AC	35,000.00	2.94117	5	1.00	0050	1.000		1.0000	2.70	400
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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		464,078
Interior Floor 2			Replace Cost		14,690
Heat Fuel	04	Electric	Year Built		478,769
Heat Type	07	Radiant-Elec.	Effective Year Built		1967
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		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		339,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	816		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	80	21.00	2011	G	85	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	981	981	981	208.48	204,520
BSM	Basement	0	816	163	41.65	33,982
FGR	Garage	0	484	194	83.56	40,445
FSP	Screened Porch	0	192	38	41.26	7,922
FUS	Finished Upper Story	850	850	850	208.48	177,209
Ttl Gross Liv / Lease Area		1,831	3,323	2,226		464,078

