

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
HILLARY MARTIN LEO TRUSTEE		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed
HILLARY FAMILY IRREVOCABLE TRU		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		474,700	474,700
60 S RIVER LN W		SUPPLEMENTAL DATA				RES LAND	1010	500,700			500,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2516 Total Acres 1.588 Chapter Lan		Cyclical 4 Exemption W District Res Exem						Total	975,400	975,400
GIS ID F_864057_2847904		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HILLARY MARTIN LEO TRUSTEE		51860 322	10-29-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HILLARY LEO F TT		35053 0053	09-07-2007	U	I	100	1A	2023	1010	352,700	2022	1010	293,100	2021	1010	285,400
									1010	537,400		1010	341,500		1010	329,500
								Total		890,100	Total		634,600	Total		614,900

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)					474,700
0060					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					0
					Appraised Land Value (Bldg)					500,700
					Special Land Value					0
					Total Appraised Parcel Value					975,400
					Valuation Method					C
					Total Appraised Parcel Value					975,400

NOTES														
02/25/2020 - Property Estimated.														
Dog on premises.														

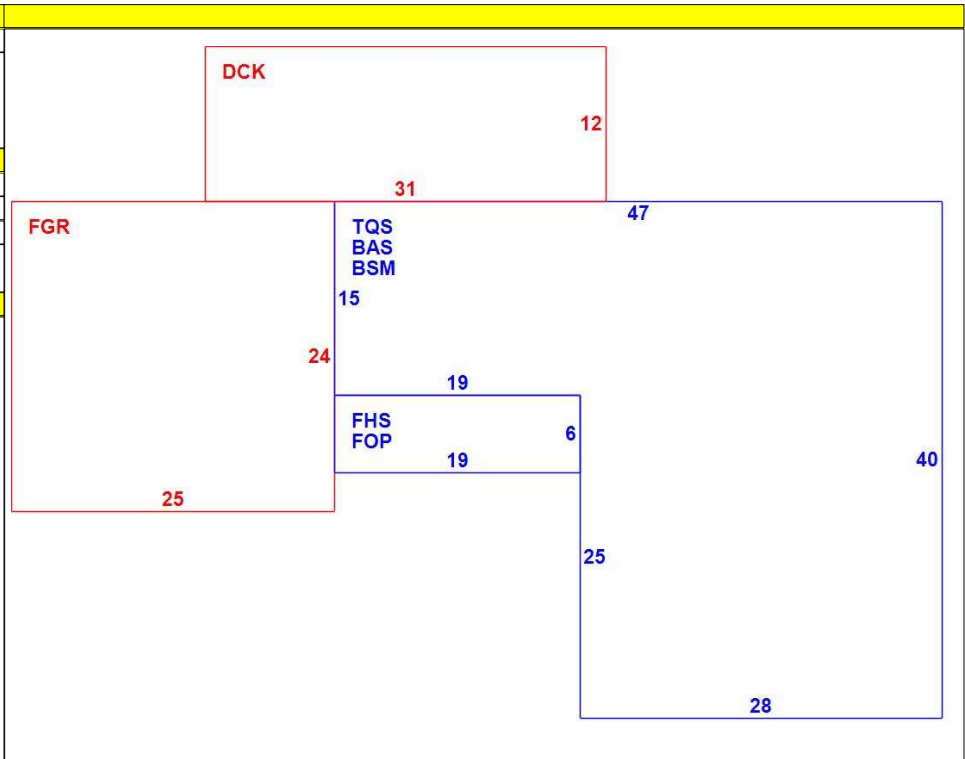
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BP-19-259	08-07-2019	MN		12,955	02-25-2020	100		REPLACE EXISTING EXTERIO		02-25-2020	SJT	5		12	Property Est. - No Access
2016-399	11-15-2016	MN	Maintenance	12,636		100		REPLACE EXISTING WALL SIDI		09-12-2018	SJD	6		20	Field Review
191	05-17-2005	MN	Maintenance	9,600		100		RE-ROOF		04-12-2013	VGS			20	Field Review
13632	04-25-1995	RM	Remodel		05-24-1996	100		ADD WOOD STOVE LIVRM		07-03-2007	BSB		1	00	Measure & Listed
13631	04-25-1995	RM	Remodel		05-24-1996	100		ADD WOOD STOVE FAMRM							

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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	WP	Residual	0.668	AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	31,300
Total Card Land Units					1.59	AC	Parcel Total Land Area					1.59	Total Land Value		500,700		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1405	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.75				
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1405				

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

COST / MARKET VALUATION	
Net Other Adj	583,979
Replace Cost	16,900
Year Built	600,880
Effective Year Built	1978
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	474,700
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,405	1,405	1,405	188.93	265,445
BSM	Basement	0	1,405	281	37.79	53,089
DCK	Deck	0	372	37	18.79	6,990
FGR	Garage	0	600	240	75.57	45,343
FHS	Finished Half Story	57	114	57	94.46	10,769
FOP	Open Porch	0	114	17	28.17	3,212
TQS	Three Quarter Story	1,054	1,405	1,054	141.73	199,131
Ttl Gross Liv / Lease Area		2,516	5,415	3,091		583,979

