

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
HABAYEB ANTHONY C HABAYEB AMY S 19 PLANTATION DR DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	460,500	460,500								
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2580 Total Acres 1.018 Chapter Lan GIS ID F_864588_2846494		Cyclical Exemption W District Res Exem 4 Assoc Pid#		RES LAND	1010	474,300	474,300								
								RESIDNTL	1010	1,800	1,800								
								Total		936,600	936,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HABAYEB ANTHONY C SANGSTER MAYNARD & SANGSTER L NOONAN NANCY IRENE		44275	0177	04-30-2014		Q	I	583,000		00									
		9699	0210	09-28-1993		Q	I	226,000		00	2023	1010	352,300	2022	1010	323,100	2021	1010	288,500
		9699	0210	04-13-1990		Q	I	225,000		00		1010	509,100		1010	323,300		1010	311,900
												1,200		1010	1,200		1010	1,200	
										Total		862,600	Total		647,600	Total		601,600	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount		Code	Description	Number	Amount	Comm Int		APPRAISED VALUE SUMMARY							
												Appraised Bldg. Value (Card)				460,500			
												Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				1,800			
												Appraised Land Value (Bldg)				474,300			
												Special Land Value				0			
												Total Appraised Parcel Value				936,600			
												Valuation Method				C			
												Total Appraised Parcel Value				936,600			
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				
15016	09-01-1998	AD	Addition	41,000	10-13-1999	100		14X15 2 STY/DECK		09-12-2018	SJD	6		20	Field Review				
14521	06-12-1997	NC	New Construct	2,500	05-15-1998	100		10X12 SHED W/PIER FT		08-05-2015	SJD	9		01	Measure - No Entry				
										04-12-2013	VGS			20	Field Review				
										03-27-2013	AO	6	6	30	Quality Control				
										10-01-1999	K+B		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	0060	1.341			1.0000	11.74	469,400			
1	1010	Single Family	RC	Residual	0.104	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	4,900			
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value			474,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1282	
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	11	Clapboard			B 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			
Interior Floor 2			Net Other Adj		565,312
Heat Fuel	02	Oil	Replace Cost		40,560
Heat Type	05	Hot Water	Year Built		605,872
AC Type	03	Central	Effective Year Built		1971
Bedrooms	5		Depreciation Code		1997
Full Baths	2		Remodel Rating		G
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	10		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		460,500
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1282		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	120	21.00	1980	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,282	1,282	1,282	188.50	241,657
BSM	Basement	0	1,282	256	37.64	48,256
FOP	Open Porch	0	20	3	28.28	566
FUS	Finished Upper Story	1,298	1,298	1,298	188.50	244,673
UAT	Unfinished Attic	0	816	122	28.18	22,997
WDK	Deck	0	376	38	19.05	7,163
Ttl Gross Liv / Lease Area		2,580	5,074	2,999		565,312

