

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TURNER FRANCIS C			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
TURNER KELLY			0 Septic	0 Paved	0 Average	RESIDENTL	1010	462,600	462,600
175 KING PHILLIPS PATH		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	353,500	353,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3095 Total Acres 1.018 Chapter Lan GIS ID F_861995_2844534			Cyclical Exemption W District Res Exem Assoc Pid#		Total		816,100
							816,100		816,100

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TURNER FRANCIS C		41026 0093	02-28-2012	U	I	316,000	1S	Year	Code	Assessed	Year	Code	Assessed
BANK OF NEW YORK MELLON TT		39965 0054	05-25-2011	U	I	474,750	1L	2023	1010	353,100	2022	1010	323,500
SHAMMA GEORGE C		12783 0311	04-05-1994	U	I	72,000	1A		1010	367,600	2021	1010	280,600
		Total						720,700		Total		626,500	
										Total		533,100	

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

This signature acknowledges a visit by a Data Collector or Assessor

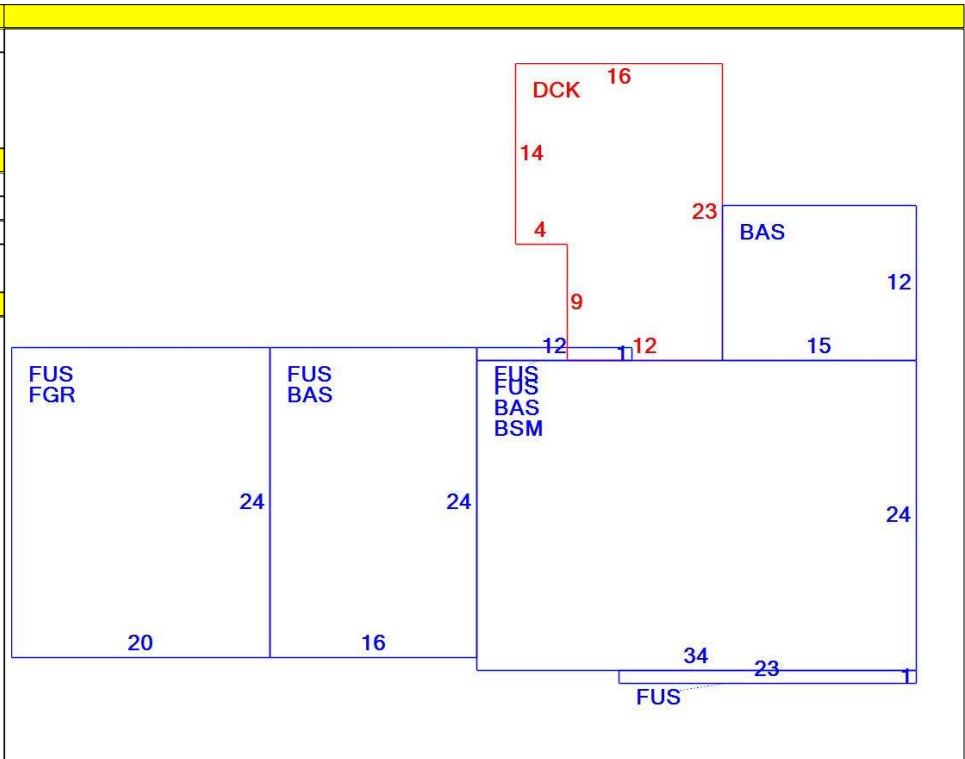
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	462,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	353,500
Special Land Value	0
Total Appraised Parcel Value	816,100
Valuation Method	C
Total Appraised Parcel Value	816,100

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
21 13362	03-08-2012 08-11-1994	MN NC	Maintenance New Construct	5,000 85,000	11-30-1995	100 100		REPLACING 5 WINDOWS AND 1ST FL,2ND FL, GAR		04-12-2013 09-07-2011	VGS KP		1	20 00	Field Review 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	RC	Residual	0.100 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	3,500	
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value					353,500

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		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			612,670
Interior Floor 2			Net Other Adj		38,870
Heat Fuel	02	Oil	Replace Cost		651,540
Heat Type	05	Hot Water	Year Built		1971
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		462,600
Sq Ft Fin Bsmt	576		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	816		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	1,380	1,380	1,380	175.90	242,746	
BSM	Basement	0	816	163	35.14	28,672	
DCK	Deck	0	332	33	17.48	5,805	
FGR	Garage	0	480	192	70.36	33,773	
FUS	Finished Upper Story	1,715	1,715	1,715	175.90	301,674	
Ttl Gross Liv / Lease Area		3,095	4,723	3,483		612,670	



175 KING PHILLIPS PATH

