

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOULTON HANNAH R W TT HANNAH R W BOULTON TRUST PO BOX 1061  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	478,700	478,700
				0	Heavy	0	Pond Vw	RES LAND	1010	405,500	405,500
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	1,600	1,600		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2377 Total Acres 1.420 Chapter Lan  GIS ID F_864881_2846056				Cyclical 4 Exemption W District Res Exem  Assoc Pid#		Total		885,800	885,800		

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BOULTON HANNAH R W TT		45079 0327	12-23-2014	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BOULTON HANNAH R W		42661 0048	02-08-2013	U	I	100	1A	2023	1010	369,200	2022	1010	339,600	2021	1010	308,600
BOULTON HANNAH R W		25477 0232	06-18-2003	U	I	0	1F		1010	421,700		1010	362,700		1010	302,900
									1010	1,100		1010	1,100		1010	1,100
								Total		792,000	Total		703,400	Total		612,600

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	478,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,600
Appraised Land Value (Bldg)	405,500
Special Land Value	0
Total Appraised Parcel Value	885,800
Valuation Method	C
Total Appraised Parcel Value	885,800

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

NOTES									

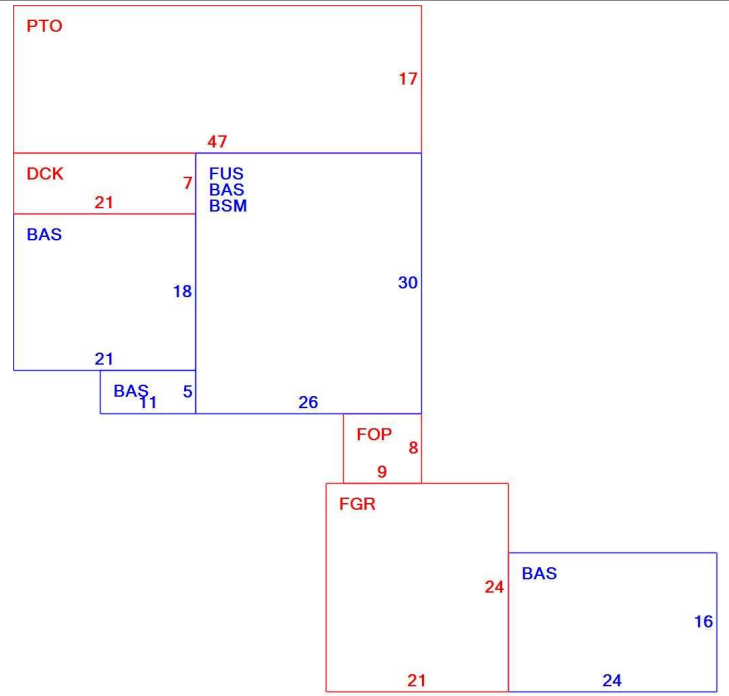
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2014-351	11-19-2014	MN	Maintenance	35,431		100		INSTALL A ROOF MOUNTED S		04-12-2013	VGS			20	Field Review
2014-195	09-24-2014	MN	Maintenance	14,295		100		STRIP & REROOF		11-01-2004	KP		1	00	Measure & Listed
93	08-18-2008	MN	Maintenance	13,000		100		RPLC WINDOW & 2 DOOR							
534	10-10-2003	AD	Addition	20,000	11-01-2004	100		16X24 SPACE OFF GRG							

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	POND VIEW		V115	1.1500	8.75	402,500	
1	1010	Single Family	RC	Residual	0.060	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	2,100	
1	1010	Single Family	RC	Undevelop	0.442	AC 2,000.00	1.00000	0	1.00	0050	1.000				1.0000	0.05	900	
Total Card Land Units					1.42	AC	Parcel Total Land Area					1.42	Total Land Value					405,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	780			
Model	01	Residential	Bsmt Type	00	N/A		
Grade	06	Good	Unfin Area	0.00			
Stories	2						
Occupancy	1						
Exterior Wall 1	05	Average					
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	4						
Full Baths	3						
Half Baths	1						
Extra Fixtures	2						
Total Rooms	8						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	780						
FBM Quality	03	Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	780						

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

COST / MARKET VALUATION			
Net Other Adj		572,461	
Replace Cost		57,420	
Year Built		1971	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		478,700	
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
SHD1	Shed	L	112	21.00	1975	A	70	C	1.00	1,600
SLR	Solar Panels	L	1	1050.00	2014	G	85	C	1.00	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,597	1,597	1,597	204.38	326,391
BSM	Basement	0	780	156	40.88	31,883
DCK	Deck	0	147	15	20.85	3,066
FGR	Garage	0	504	202	81.91	41,284
FOP	Open Porch	0	72	11	31.22	2,248
FUS	Finished Upper Story	780	780	780	204.38	159,414
PTO	Patio	0	799	40	10.23	8,175
Ttl Gross Liv / Lease Area		2,377	4,679	2,801		572,461



295 CONGRESS ST

