

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HILLARY MARTIN L			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
HILLARY DONNA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	585,900	585,900
263 KING PHILLIPS PATH		SUPPLEMENTAL DATA			RES LAND	1010	362,100	362,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3090 Total Acres 1.258 Chapter Lan GIS ID F_861156_2843530			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	49,200	49,200
							Total	997,200	997,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HILLARY MARTIN L		36603 0213	12-15-2008	Q	I	535,000	00	Year	Code	Assessed	Year	Code	Assessed
SWANSON JUDITH B		21224 0226	12-27-2001	U	I	1	1F	2023	1010	464,300	2022	1010	425,200
									1010	376,500		1010	310,200
									1010	30,600		1010	30,600
							Total	871,400	Total	766,000	Total	652,100	

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)	585,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	49,200
Appraised Land Value (Bldg)	362,100
Special Land Value	0
Total Appraised Parcel Value	997,200
Valuation Method	C
Total Appraised Parcel Value	997,200

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
2017-197	09-25-2017	MN	Maintenance	8,000		100		STRIP & REROOF AND TRIM B	04-12-2013	VGS			20	Field Review
224	11-18-2009	NC	New Construct	112,400		100		676'G,165'CON,730 AD	05-24-2011	KP		4	01	Measure - No Entry
20010108	04-03-2001	MN	Maintenance	5,000		100		STRIP AND REROOF						

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	0.344 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	12,100
Total Card Land Units					1.26 AC	Parcel Total Land Area					1.26	Total Land Value			362,100

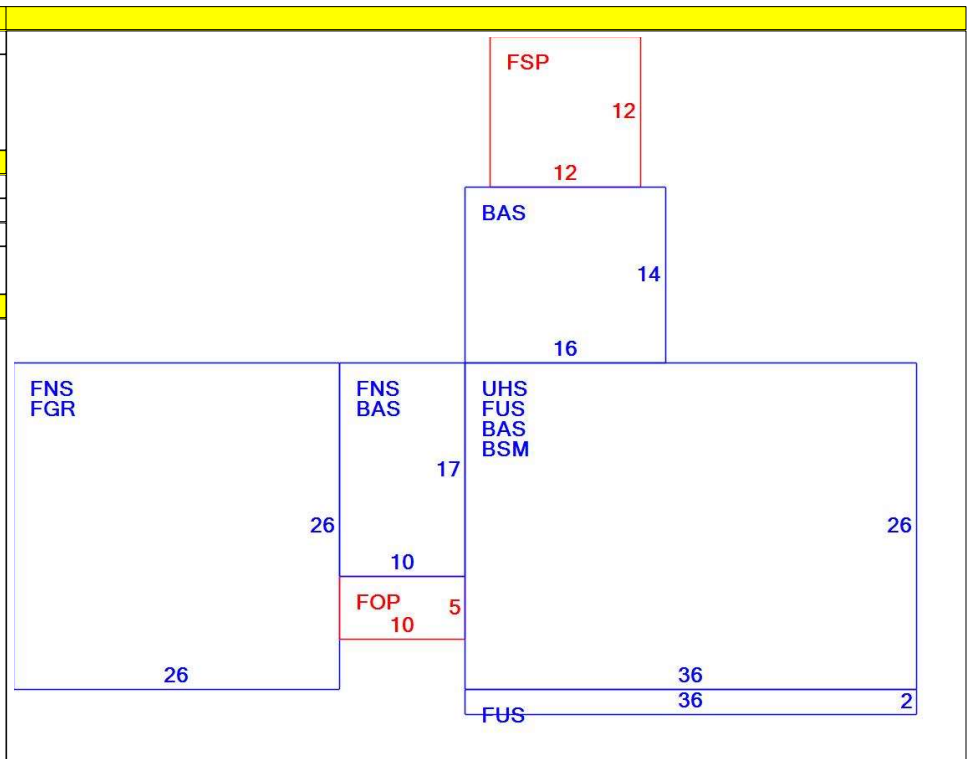
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	468.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	05	Average			
Exterior Wall 2					
Roof Structure	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	Net Other Adj		728,049
Heat Type	04	Forced Air-Duc	Replace Cost		42,920
AC Type	01	None	Year Built		770,968
Bedrooms	5		Effective Year Built		1974
Full Baths	2		Depreciation Code		1997
Half Baths	1		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	9		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	500		Cns Sect Rcnld		585,900
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	936		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
SPL2	Ing Pool-Good	L	722	89.00	1985	A	70	C	1.00	45,000
PTO	Patio	L	244	15.00	1980	A	70	C	1.00	2,600
SHD1	Shed	L	90	21.00	2008	G	85	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,330	1,330	1,330	190.24	253,019
BSM	Basement	0	936	187	38.01	35,575
FGR	Garage	0	676	270	75.98	51,365
FNS	Finished 90% Story	761	846	761	171.13	144,773
FOP	Open Porch	0	50	8	30.44	1,522
FSP	Screened Porch	0	144	29	38.31	5,517
FUS	Finished Upper Story	1,008	1,008	1,008	190.24	191,762
UHS	Unfinished Half Story	0	936	234	47.56	44,516
Ttl Gross Liv / Lease Area		3,099	5,926	3,827		728,049



263 KING PHILLIPS PATH

