

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOUK ADAM E			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
SALVATO NATALIA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	404,200	404,200
16 APPLE HILL LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	428,100	428,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2296 Total Acres .548 Chapter Lan GIS ID F_863855_2843929			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,800	1,800
						Total		834,100	834,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HOUK ADAM E		55536 17	08-25-2021	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed	
MILLS GREGORY W		46293 0237	11-20-2015	Q	I	515,000	00	2023	1010	322,900	2022	1010	297,000	
MATHEWS HARRY W III & OLSON-MATH		28839 0174	08-10-2004	U	I	659,000	1		1010	458,900		1010	293,900	
									1010	1,200		1010	1,200	
						Total		783,000	Total		592,100	Total		547,000

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)	404,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	428,100
Special Land Value	0
Total Appraised Parcel Value	834,100
Valuation Method	C
Total Appraised Parcel Value	834,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
QPO-22-11	06-14-2022	MN	Maintenance	2,146		100	06-14-2022	CELLULOSE TO GARAGE CEILI	11-18-2021	SJD	9		01	Measure - No Entry
BPO-21-543	12-14-2021	MN	Maintenance	2,660		100	12-14-2021	STEEL TEE KIT/CLEAN OUT D	04-13-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									08-14-2007	BSB		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	23,863 SF	13.38	1.00000	5	1.00	0060	1.341		1.0000	17.94	428,100
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value			428,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1386	
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					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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		512,272
Interior Floor 2	14	Carpet	Replace Cost		41,470
Heat Fuel	02	Oil	Year Built		553,743
Heat Type	05	Hot Water	Effective Year Built		1984
AC Type	01	None	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnd		404,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	560		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1386		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	1995	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	1,308	1,308	1,308	184.47	241,287
BSM	Basement	0	1,386	277	36.87	51,098
CTH	Cathedral Ceiling	0	320	32	18.45	5,903
FEP	Finished Enclosed Porch	0	196	118	111.06	21,767
FUS	Finished Upper Story	988	988	988	184.47	182,256
WDK	Deck	0	542	54	18.38	9,961
Ttl Gross Liv / Lease Area		2,296	4,740	2,777		512,272

