

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HIGGINS MICHAEL			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
HIGGINS SHAWN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	372,600	372,600	
55 VINE ST		SUPPLEMENTAL DATA			RES LAND	1010	354,200	354,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1638 Total Acres 1.038 Chapter Lan GIS ID F_862905_2842904			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	30,800	30,800	
						Total		757,600	757,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HIGGINS MICHAEL	50194	0139	08-21-2018	Q	I	495,000	00	Year	Code	Assessed	Year	Code	Assessed			
WADSWORTH MELISA D & MORWAY DE	41979	0101	09-21-2012	Q	I	385,000	00	2023	1010	277,900	2022	1010	231,800			
DOHERTY GEORGE A & KAREN A	13796	0097	08-30-1995	U	I	179,900	1P		1010	368,400		1010	303,600			
MURPHY EDWARD C	13579	0148	05-17-1995	U	V	66,500	1P		1010	17,100		1010	17,100			
Total								663,400		Total		552,500		Total		501,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			372,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			30,800
Appraised Land Value (Bldg)			354,200
Special Land Value			0
Total Appraised Parcel Value			757,600
Valuation Method			C
Total Appraised Parcel Value			757,600

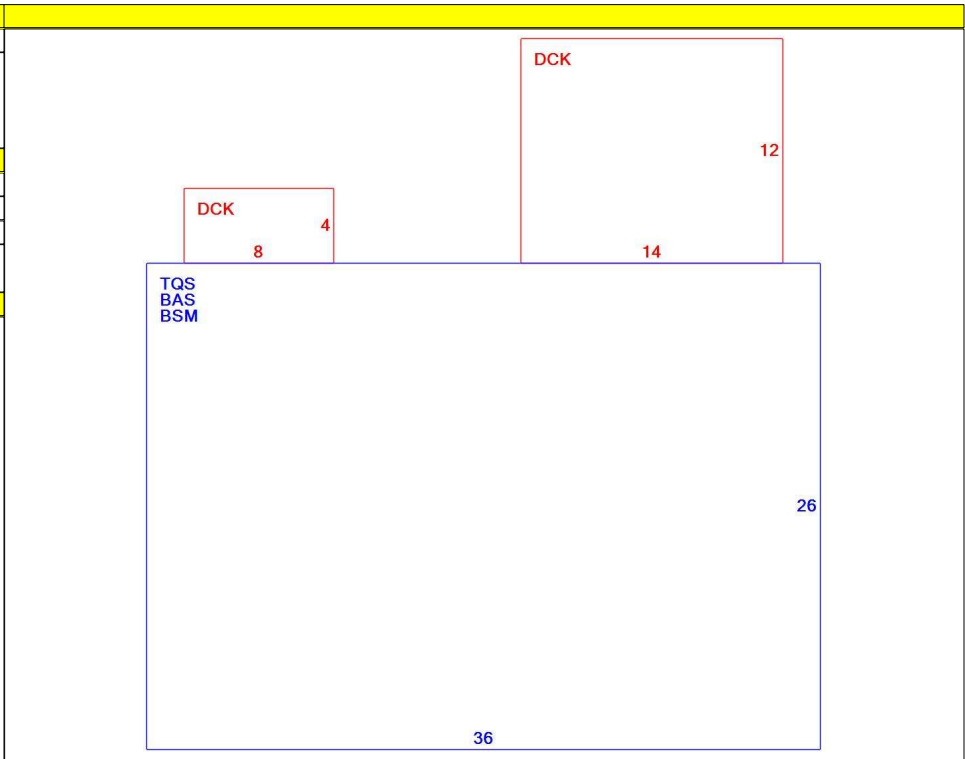
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-20-73	08-07-2020	MN	Maintenance	14,741		100	09-18-2020	14 Replacement Windows	12-04-2018	SJD	9	1	06	Inspection Only
402	08-26-2004	MS	Miscellaneous	20,000		100		INGRND HEATED POOL	11-29-2018	SJD	9		01	Measure - No Entry
7	04-10-2002	NC	New Construct		09-20-2003	100		10x12 SHED	04-12-2013	VGS			20	Field Review
15093	08-20-1998	AD	Addition	13,000		100		RAISE FNDATION 24"	09-26-2005	KP		1	00	Measure & Listed
13664	05-16-1995	NC	New Construct	91,000	05-02-1996	100		26X36 2STY/12X14 DK						

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	0.121	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,200
Total Card Land Units					1.04	AC	Parcel Total Land Area			1.04	Total Land Value			354,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	936				

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

COST / MARKET VALUATION	
	411,392
Net Other Adj	16,900
Replace Cost	428,291
Year Built	1995
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	372,600
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	120	21.00	2002	A	70	C	1.00	1,800
SPL1	Ing Pool - Ave	L	648	64.00	2004	A	70	C	1.00	29,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	222.98	208,706
BSM	Basement	0	936	187	44.55	41,697
DCK	Deck	0	200	20	22.30	4,460
TQS	Three Quarter Story	702	936	702	167.23	156,529
Ttl Gross Liv / Lease Area		1,638	3,008	1,845		411,392

