

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
INGLIS NEIL F & KAREN F TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
INGLIS FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	589,300	589,300		
45 VINE ST				0 Medium		RES LAND	1010	350,700	350,700		
SUPPLEMENTAL DATA											
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2408 Total Acres .92 Chapter Lan			Cyclical 4 Exemption W District Res Exem			RESIDNTL 1010 12,400		12,400	VISION
		GIS ID F_863232_2842805			Assoc Pid#			Total 952,400		952,400	

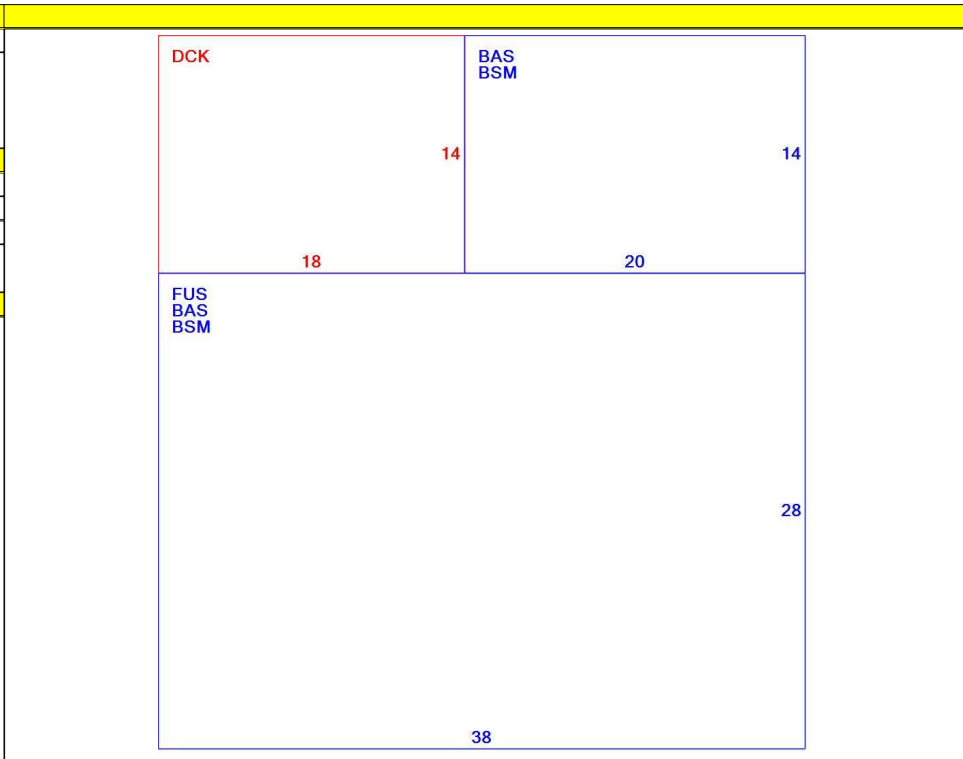
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
INGLIS NEIL F & KAREN F TT		51332 279	07-05-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
INGLIS NEIL		25986 0002	07-30-2003	Q	I	663,000	00	2023	1010	450,700	2022	1010	428,400	2021	1010	390,400
									1010	364,700		1010	300,600		1010	250,500
									1010	9,000		1010	9,000			
								Total		824,400	Total		738,000	Total		640,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			Total				0.00										
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY									
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				589,300			
0050										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				12,400			
										Appraised Land Value (Bldg)				350,700			
										Special Land Value				0			
										Total Appraised Parcel Value				952,400			
										Valuation Method				C			
										Total Appraised Parcel Value				952,400			

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
2014-176	09-08-2014	MN	Maintenance	17,180		100		STRIP & REROOF, REPLACE 1		08-21-2014	JLF	10	1	00	Measure & Listed
51	02-26-2007	RM	Remodel	15,000		100		520' BASEMNT AREA		04-12-2013	VGS			20	Field Review
										06-16-2004	KP		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1344		
Model	01	Residential		Bsmt Type	04		
Grade	08	Excellent		Unfin Area	0.00	Full	
Stories	2			CONDO DATA			
Occupancy	1			Parcel Id		C	Ownr
Exterior Wall 1	14	Wood Shingle				B	S
Exterior Wall 2				Adjust Type	Code	Description	Factor%
Roof Structure	03	Gable		Condo Flr			
Roof Cover	03	Asphalt		Condo Unit			
Interior Wall 1	05	Drywall		COST / MARKET VALUATION			
Interior Wall 2							
Interior Floor 1	09	Pine/Soft Wood					
Interior Floor 2	14	Carpet		Net Other Adj		671,495	
Heat Fuel	02	Oil		Replace Cost		47,206	
Heat Type	05	Hot Water		Year Built		718,701	
AC Type	01	None		Effective Year Built		1988	
Bedrooms	4			Depreciation Code		2003	
Full Baths	2			Remodel Rating		G	
Half Baths	1			Year Remodeled			
Extra Fixtures	1			Depreciation %		18	
Total Rooms	9			Functional Obsol			
Bath Style	02	Average		External Obsol			
Kitchen Style	02	Average		Trend Factor		1.000	
Extra Kitchens	0			Condition			
Fireplaces	0			Condition %			
Extra Openings	0			Percent Good		82	
Gas Fireplaces	1			Cns Sect Rcnd		589,300	
Sq Ft Fin Bsmt	467			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	1344			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
GNR	GENERATOR	L	1	12400.00	2020	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,344	1,344	1,344	248.52	334,008	
BSM	Basement	0	1,344	269	49.74	66,851	
DCK	Deck	0	252	25	24.65	6,213	
FUS	Finished Upper Story	1,064	1,064	1,064	248.52	264,423	
Ttl Gross Liv / Lease Area		2,408	4,004	2,702		671,495	

