

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOLDEN JAMES			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
56 KING PHILIPS PATH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	211,600	211,600	
MARSHFIELD MA 02050		SUPPLEMENTAL DATA			RES LAND	1010	354,500	354,500		
Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 1288 Total Acres 1.048 Chapter Lan GIS ID F_863325_2839988		Cyclical 4 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	24,800	24,800		
							Total	590,900	590,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOLDEN JAMES		43021 0020	05-03-2013	U	I	280,000	1	Year	Code	Assessed	Year	Code	Assessed
BOYNS RALPH H & CHRISTINE A		8696 0176	09-08-1988	Q	I	190,000	00	2023	1010	204,700	2022	1010	167,800
									1010	510,300		1010	324,300
									1010	13,800		1010	13,800
							Total	728,800	Total	505,900	Total	473,700	

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)	211,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	24,800
Appraised Land Value (Bldg)	354,500
Special Land Value	0
Total Appraised Parcel Value	590,900
Valuation Method	C
Total Appraised Parcel Value	590,900

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
15043	08-04-1998	NC	New Construct	13,000	05-22-1999	100		16X32 VNYL POOL/FNCE		09-12-2018	SJD			20	Field Review
14729	11-07-1997	NC	New Construct	4,000	05-12-1998	100		12X16 DECK		04-08-2015	JLF	0	2	00	Measure & Listed
										04-03-2014	SJD	9	1	07	Measure - Info @ Door
										04-12-2013	VGS			20	Field Review
										07-17-2007	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	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	0.130 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,500	
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			354,500	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1196	
Model	01	Residential	Bsmt Type	05	
Grade	03	Average	Unfin Area	0.00	Full Raised
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
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			269,500
Interior Floor 2			Net Other Adj		28,500
Heat Fuel	03	Gas	Replace Cost		297,998
Heat Type	05	Hot Water	Year Built		1971
AC Type	06	Partial	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		211,600
Sq Ft Fin Bsmt	520		Dep % Ovr		
FBM Quality	02	Low Quality	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1196		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	128	21.00	1998	A	70	C	1.00	1,900
SPL1	Ing Pool - Ave	L	512	64.00	1998	A	70	C	1.00	22,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,288	1,288	1,288	159.09	204,908
BSM	Basement	0	1,196	239	31.79	38,023
FEP	Finished Enclosed Porch	0	250	150	95.45	23,864
WDK	Deck	0	167	17	16.19	2,705
Ttl Gross Liv / Lease Area		1,288	2,901	1,694		269,500

