

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOU MIN			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905
CAI JAMES			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	480,000	480,000	
11 EAST ST				0 Heavy		RES LAND	1010	350,700	350,700	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	1,800	1,800	DUXBURY, MA
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2494 Total Acres .92 Chapter Lan		Cyclical 4 Exemption W District Res Exem					<b>VISION</b>
			GIS ID F_864065_2837600		Assoc Pid#	Total 832,500 832,500				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOU MIN		49154 0147	11-08-2017	Q	I	525,000	00	Year	Code	Assessed	Year	Code	Assessed
PERKINS COLBY & PERKINS ALICIA		42871 0065	03-29-2013	Q	I	455,000	00	2023	1010	386,500	2022	1010	362,400
LANNON EDWARD J & IRENE E		11015 0281	06-01-1992	Q	I	228,500	00		1010	364,700		1010	300,600
									1010	1,200		1010	1,200
								Total	752,400	Total	664,200	Total	595,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	480,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	832,500
Valuation Method	C
Total Appraised Parcel Value	832,500

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
									04-04-2014	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									03-21-2011	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	00	Gambrel	Bsmt Area	1410	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.8				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			598,730
Interior Floor 2			Net Other Adj		58,798
Heat Fuel	02	Oil	Replace Cost		657,528
Heat Type	05	Hot Water	Year Built		1952
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		27
Total Rooms	8		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	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		480,000
Sq Ft Fin Bsmt	786		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1410		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	1987	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	1,410	1,410	1,410	200.78	283,102
BSM	Basement	0	1,410	282	40.16	56,620
FNS	Finished 90% Story	1,123	1,248	1,123	180.67	225,478
FUS	Finished Upper Story	117	117	117	200.78	23,491
WDK	Deck	0	503	50	19.96	10,039
Ttl Gross Liv / Lease Area		2,650	4,688	2,982		598,730

