

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
HINES DEBRA E & DAVID J TT DEBRA E HINES TRUST 50 SCREENHOUSE LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	718,800	718,800	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	473,700	473,700	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3081 Total Acres .82 Chapter Lan GIS ID F_874052_2849779		Cyclical 5 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	27,900	27,900	
						Total				1,220,400	1,220,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HINES DEBRA E & DAVID J TT		41837 0112	08-23-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HINES DEBRA		24231 0335	02-19-2003	U	I	0	1F	2023	1010	549,000	2022	1010	503,100	2021	1010	432,500
HINES DAVID J		14862 0313	12-20-1996	Q	I	310,000	00		1010	463,300		1010	393,900		1010	352,800
AU GERGE DE SOLEIL TRUST		14600 0038	08-21-1996	U	I	1	1F		1010	14,300		1010	14,300		1010	14,300
		Total						Total		1,026,600	Total		911,300	Total		799,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										718,800	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										27,900	
Appraised Land Value (Bldg)										473,700	
Special Land Value										0	
Total Appraised Parcel Value										1,220,400	
Valuation Method										C	
Total Appraised Parcel Value										1,220,400	

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
141	04-28-2006	AD	Addition	125,000	07-02-2007	100		9 RMS & BASEMT UNFIN	10-02-2020	SJT	10		20	Field Review
12896	07-30-1993	AD	Addition	2,800		100		DECK+HOT TUB 17X11	04-12-2013	VGS			20	Field Review
11578	05-10-1990	AD	Addition	47,000	01-01-1991	100		2 STY STORAGE BLDG	07-02-2007	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	35,719 SF	9.55	1.00000	5	1.00	0070	1.389		1.0000	13.26	473,700	
Total Card Land Units					0.82	AC	Parcel Total Land Area					0.82	Total Land Value			473,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1790	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	274.00	Full
Stories	2.35				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			822,554
Interior Floor 2			Net Other Adj		54,000
Heat Fuel	02	Oil	Replace Cost		876,554
Heat Type	05	Hot Water	Year Built		1985
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		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	2		Condition %		
Extra Openings	0		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		718,800
Sq Ft Fin Bsmt	450		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1790		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	420	21.00	1985	A	70	B	1.50	9,300
HTB	Hot Tub	L	1	10500.00	1999	A	70	C	1.00	7,400
PTO	Patio	L	710	15.00	1985	A	70	B	1.50	11,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,724	1,724	1,724	221.95	382,645
BSM	Basement	0	1,790	358	44.39	79,459
DCK	Deck	0	800	80	22.20	17,756
FAT	Finished Attic	126	420	126	66.59	27,966
FOP	Open Porch	0	600	90	33.29	19,976
FUS	Finished Upper Story	1,210	1,210	1,210	221.95	268,562
UAT	Unfinished Attic	0	784	118	33.41	26,190
Ttl Gross Liv / Lease Area		3,060	7,328	3,706		822,554

