

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
THOMAS VANCE HAYDEN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
THOMAS SUSAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	779,000	779,000	
3 PHEASANT HILL LN				0 Light		RES LAND	1010	587,500	587,500	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	64,100	64,100	
Alt Prcl ID		Cyclical 5								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3484		District								
Total Acres 2.758		Res Exem								
Chapter Lan										
GIS ID F_869818_2845592		Assoc Pid#								
							Total	1,430,600	1,430,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
THOMAS VANCE HAYDEN		41815 0081	08-17-2012	Q	I	825,000	00	Year	Code	Assessed	Year	Code	Assessed
GUITTARR DENNIS C & CANDACE		11381 0328	10-30-1992	Q	I	437,500	00	2023	1010	616,600	2022	1010	564,700
HICKS GLENN M		5872 0296	10-15-1992	Q	I	437,500	00		1010	725,100		1010	563,100
									1010	39,700		1010	39,700
							Total	1,381,400	Total	1,167,500	Total	983,000	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

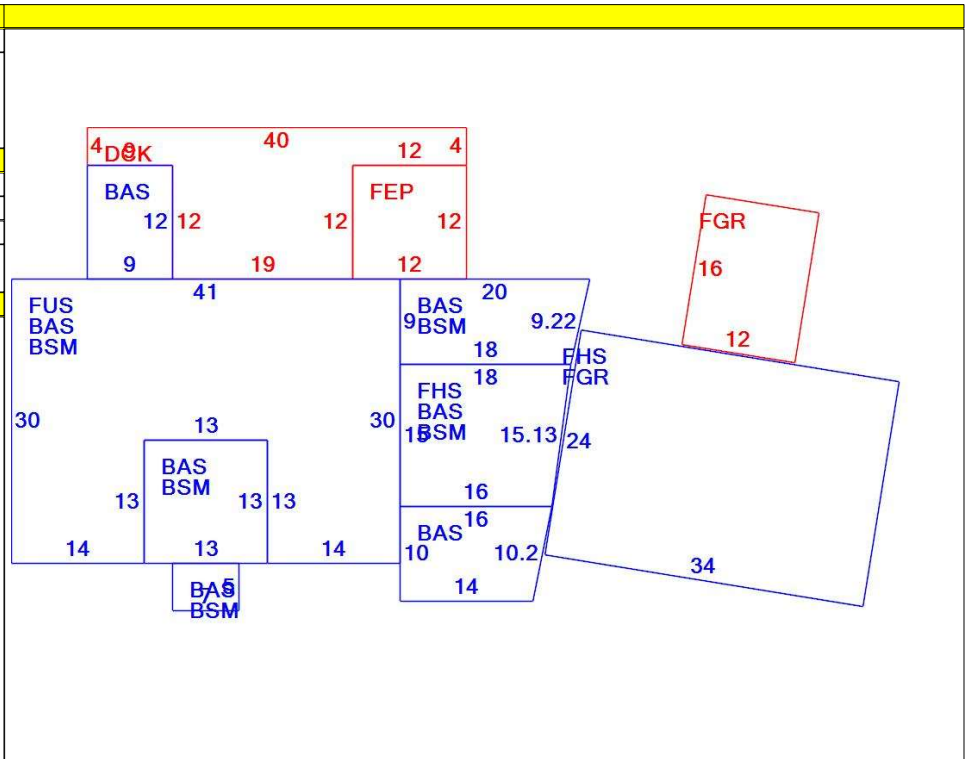
APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)	779,000			
Appraised Xf (B) Value (Bldg)	0			
Appraised Ob (B) Value (Bldg)	64,100			
Appraised Land Value (Bldg)	587,500			
Special Land Value	0			
Total Appraised Parcel Value	1,430,600			
Valuation Method	C			
Total Appraised Parcel Value	1,430,600			

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
BPO-20-295	11-02-2020	RM	Remodel	22,000		100		Refurbish 7x12' master bath	09-12-2017	SJD			20	Field Review
2018-66	04-30-2018	MN	Maintenance	38,180		100		REROOF	08-07-2014	JLF	5		01	Measure - No Entry
2016-139	08-01-2016	MN	Maintenance	18,000		100		REPLACE 10 WINDOWS & 2 D	04-12-2013	VGS			20	Field Review
2013-189	08-05-2013	NC	NEW CONSTR	20,000	08-07-2014	100		1 LEVEL 3X12 BUMP, OUT TO	07-03-2008	K-B	1	00	Measure & Listed	
65	03-03-2008	RM	Remodel	13,000		100		KITCHEN/SWITCH DR&WN						
11607	06-13-1990	NC	New Construct	2,500	01-01-1991	100		STORAGE SHED 7 X 14						
11313	07-19-1989	AD	Addition			100		1-STY ADD TO GAR. STR						

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	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	1.840 AC	35,000.00	0.63478	5	1.00	0080	1.503		1.0000	0.77	61,400
Total Card Land Units					2.76 AC	Parcel Total Land Area					2.76	Total Land Value			587,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1699	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			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	Net Other Adj		930,049
Interior Floor 2			Replace Cost		56,000
Heat Fuel	02	Oil	Year Built		1984
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		79
Extra Openings	1		Cns Sect Rcnd		779,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	660		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1699		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
SPL2	Ing Pool-Good	L	1,008	89.00	1988	A	70	C	1.00	62,800
SHD1	Shed	L	91	21.00	1990	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,949	1,949	1,949	210.80	410,849
BSM	Basement	0	1,691	338	42.14	71,250
DCK	Deck	0	388	39	21.19	8,221
FEP	Finished Enclosed Porch	0	144	86	125.89	18,129
FGR	Garage	0	1,008	403	84.28	84,952
FHS	Finished Half Story	536	1,071	536	105.50	112,989
FUS	Finished Upper Story	1,061	1,061	1,061	210.80	223,659
Ttl Gross Liv / Lease Area		3,546	7,312	4,412		930,049

