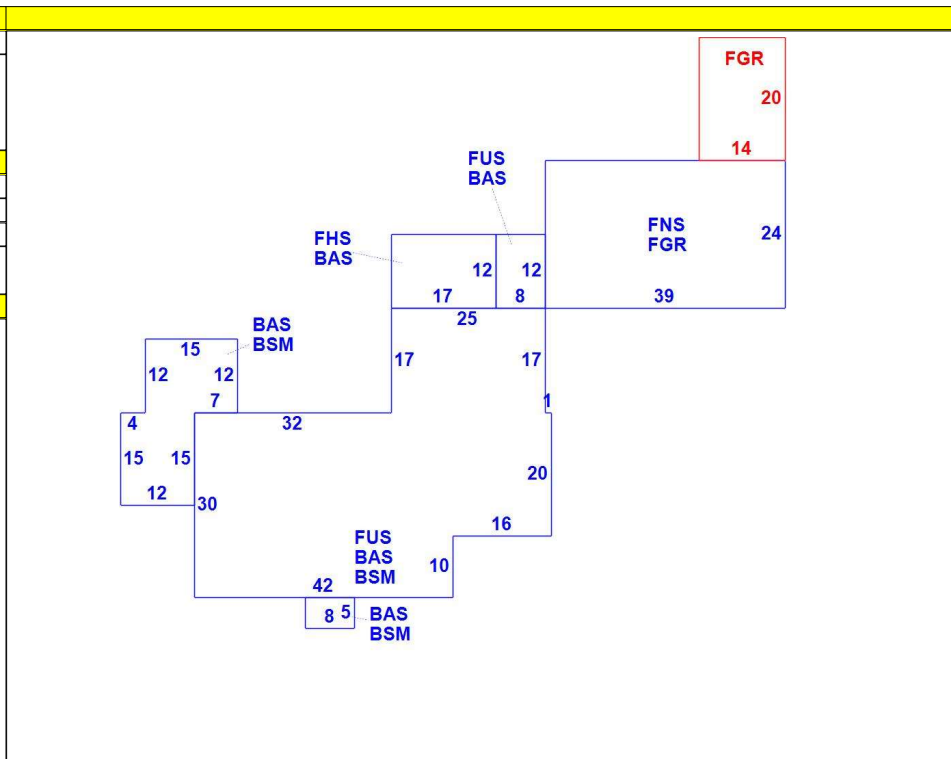


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>					
STEVENS THOMAS K			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed						
STEVENS ERIN H			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,151,600	1,151,600						
6 PHEASANT HILL LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	579,500	579,500						
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5750 Total Acres 1.998 Chapter Lan GIS ID F_869352_2845965				RESIDNTL	1010	84,800	84,800						
		Cyclical 5 Exemption W District Res Exem Assoc Pid#				Total		1,815,900	1,815,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
PHILLIPS STEPHEN & LIANA		LCC 135336	05-03-2023	Q	I	1,530,000	00	Year	Code	Assessed	Year	Code	Assessed		
STEVENS THOMAS K		LCC 128748	06-28-2019	Q	I	1,150,000	00	2023	1010	880,300	2022	1010	807,000		
MACALUSO WILLIAM D		LCC 101785	08-07-2002	Q	I	947,500	00		1010	691,800		1010	533,700		
									1010	52,900		1010	52,900		
		Total						Total		1,625,000	Total		1,393,600		
								Total			Total		1,159,800		
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0080															
NOTES															
SIZE ADJ DW UNIT															
Appraised Bldg. Value (Card)								1,151,600							
Appraised Xf (B) Value (Bldg)								0							
Appraised Ob (B) Value (Bldg)								84,800							
Appraised Land Value (Bldg)								579,500							
Special Land Value								0							
Total Appraised Parcel Value								1,815,900							
Valuation Method								C							
Total Appraised Parcel Value								1,815,900							
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-21-539	12-09-2021	MN	Maintenance	8,771		100	12-09-2021	INSULATION/WEATHERIZATIO	05-07-2020	SJD	9		20	Field Review	
									09-12-2017	SJD			20	Field Review	
									08-22-2014	JLF			01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									12-11-2007	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	0080	1.503			13.15	526,100
1	1010	Single Family	RC	Residual	1.080	AC 35,000.00	0.94074	5	1.00	0080	1.503			1.14	53,400
Total Card Land Units					2.00	AC	Parcel Total Land Area					2.00	Total Land Value		579,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2365	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,418,093
Interior Floor 2			Replace Cost		97,125
Heat Fuel	02	Oil	Year Built		1,515,218
Heat Type	05	Hot Water	Effective Year Built		1986
AC Type	03	Central	Depreciation Code		1997
Bedrooms	6		Remodel Rating		A
Full Baths	5		Year Remodeled		
Half Baths	2		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		76
Extra Openings	1		Cns Sect Rcnd		1,151,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	952		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2365		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	1,200	89.00	1980	A	70	C	1.00	74,800
PTO	Patio	L	800	15.00	1987	A	70	C	1.00	8,400
SHD1	Shed	L	110	21.00	1987	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,705	2,705	2,705	211.12	571,080
BSM	Basement	0	2,405	481	42.22	101,549
FGR	Garage	0	1,216	486	84.38	102,604
FHS	Finished Half Story	102	204	102	105.56	21,534
FNS	Finished 90% Story	842	936	842	189.92	177,763
FUS	Finished Upper Story	2,101	2,101	2,101	211.12	443,563
Ttl Gross Liv / Lease Area		5,750	9,567	6,717		1,418,093

