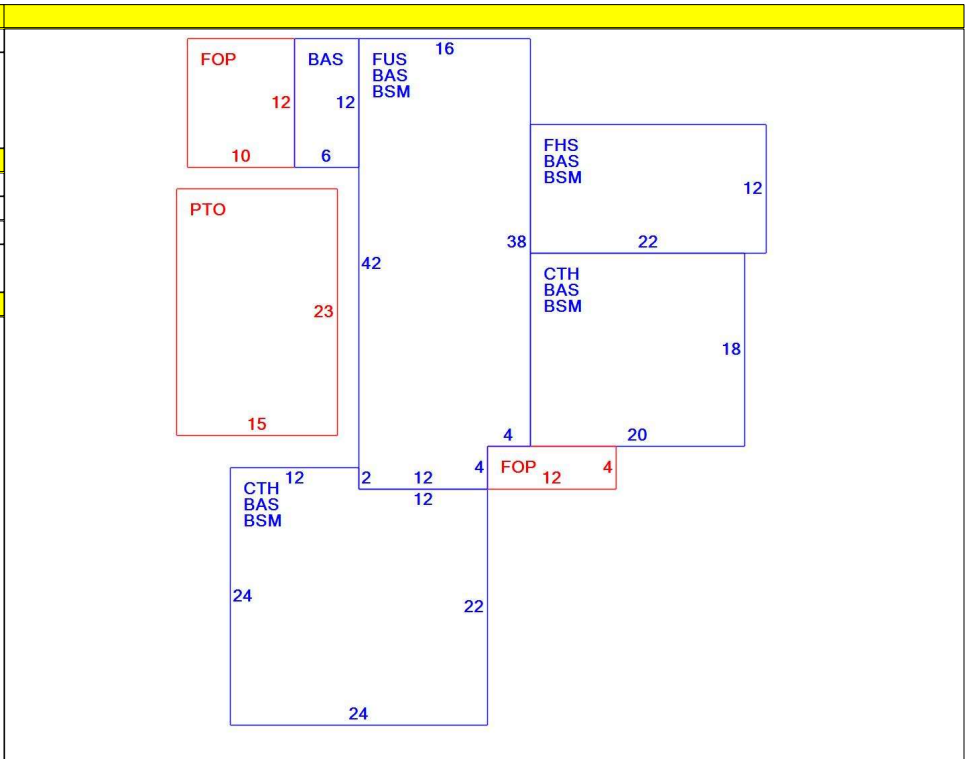


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
Description		Code		Appraised		Assessed															
HAMIL ANNE MCCLUSKEY		0	Water	0	Subdivision	0	Average	RESIDENTIAL		1010	649,200	649,200									
HAMIL GERARD		0	No Sewer	0	Paved	0	Average	RES LAND		1010	487,200	487,200									
12 HOUNDS DITCH LN		SUPPLEMENTAL DATA																			
DUXBURY MA 02332		Alt Prcl ID		Cyclical		5								VISION							
		Scnd Home		Exemption																	
		Tax Class T		District																	
		Tot Fin Area 2596		Res Exem																	
		Total Acres 1.178		Assoc Pid#																	
		Chapter Lan																			
		GIS ID F_876092_2841531																			
										Total		1,136,400		1,136,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HAMIL ANNE MCCLUSKEY		51229	183	06-14-2019		Q	I			874,900		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
GABRIEL JEAN-PHILIPPE		49052	0326	10-16-2017		Q	I			859,000		00	2023	1010	569,400	2022	1010	516,200	2021	1010	448,900
VANUMMERSEN GORDON & LONG WINI		36276	0044	08-15-2008		Q	I			830,000		00		1010	579,400		1010	446,700		1010	372,300
MOORE SALLY A		31126	0200	08-12-2005		Q	I			842,500		00									
MURPHY FAMILY NOM TRUST		18970	0142	10-13-2000		U	V			1		1F									
		Total								1,148,800		00	Total		962,900		Total		821,200		
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								APPRAISED VALUE SUMMARY							
														Appraised Bldg. Value (Card) 649,200							
														Appraised Xf (B) Value (Bldg) 0							
														Appraised Ob (B) Value (Bldg) 0							
														Appraised Land Value (Bldg) 487,200							
														Special Land Value 0							
														Total Appraised Parcel Value 1,136,400							
														Valuation Method C							
																Total Appraised Parcel Value 1,136,400					
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						
BPO-23-350	09-26-2023	MN	Maintenance	3,000		100		REPLACE 10X7 SECTION OF D		09-10-2018	SJD			20	Field Review						
BPO-20-303	11-03-2020	MS	Miscellaneous	6,990	04-12-2021	100	04-12-2021	Install a new Regency wood stov		04-13-2018	SJD	9	1	07	Measure - Info @ Door						
2016-11	01-21-2016	RM	Remodel	22,803		100		REMODEL KITCHEN		04-12-2013	VGS			20	Field Review						
75	05-20-2010	MN	Maintenance	1,300		100		RPL 1 WINDOW		08-31-2010	KP		1	08	Measure - Interior Refusal						
81	04-14-2010	AD	Addition	12,000		100		LIVRM 6X14, FOUNDATIO													
433	09-19-2005	MN	Maintenance	7,500		100		FIREPLACE TO REAR													
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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0080	1.503	UTILITY, ACCESS & CNSRV E		ES90	0.9000	11.84	473,500			
1	1010	Single Family	PD	Residual	0.260	AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	13,700				
Total Card Land Units					1.18	AC	Parcel Total Land Area					1.18	Total Land Value					487,200			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1832	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	650				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1832				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	657,278
Replace Cost	729,384
Year Built	1991
Effective Year Built	2010
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnd	649,200
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,904	1,904	1,904	205.98	392,184
BSM	Basement	0	1,832	366	41.15	75,388
CTH	Cathedral Ceiling	0	912	91	20.55	18,744
FHS	Finished Half Story	132	264	132	102.99	27,189
FOP	Open Porch	0	168	25	30.65	5,149
FUS	Finished Upper Story	656	656	656	205.98	135,122
PTO	Patio	0	345	17	10.15	3,502
Ttl Gross Liv / Lease Area		2,692	6,081	3,191		657,278

