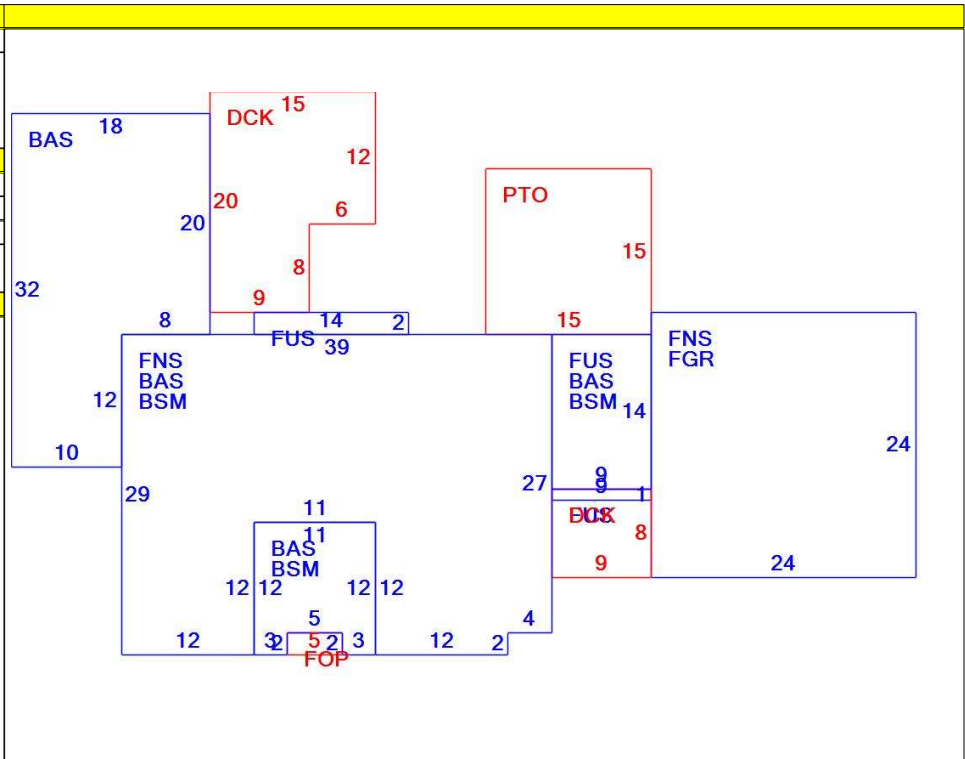


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA					
Description		Code		Appraised		Assessed		Total		1,294,400		1,294,400							
FARHAT KHALIL W		0	Water	0	Subdivision	0	Average	RESIDNTL		1010	749,400	749,400		VISION					
FARHAT CHERYLA		0	No Sewer	0	Paved	0	Average	RES LAND		1010	545,000	545,000							
22 HOUNDS DITCH LN		SUPPLEMENTAL DATA																	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3213 Total Acres 1.278 Chapter Lan		Cyclical 5 Exemption W District Res Exem		GIS ID F_875581_2841930		Assoc Pid#											
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
FARHAT KHALIL W		34514	0303	05-10-2007	Q	I		802,500	00	Year	Code	Assessed	Year	Code	Assessed				
BISCHOFF DARREN R		33208	0151	08-17-2006	Q	I		782,500	00	2023	1010	561,900	2022	1010	470,400				
HART MICHAEL P		20707	0050	10-15-2001	Q	I		725,000	00		1010	648,200		1010	499,800				
		Total								1,210,100		Total		970,200		Total		859,100	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int										
				0.00															
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)		749,400							
0080										Appraised Xf (B) Value (Bldg)		0							
										Appraised Ob (B) Value (Bldg)		0							
										Appraised Land Value (Bldg)		545,000							
										Special Land Value		0							
										Total Appraised Parcel Value		1,294,400							
										Valuation Method		C							
										Total Appraised Parcel Value		1,294,400							
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				
14034	05-13-1996	AD	Addition	25,000	08-05-1997	100		FMLYRM OFFICE DECK		09-10-2018	SJD			20	Field Review				
12159	12-12-1991	AD	Addition	4,500	11-01-1992	100		17 X 17.5 DECK		04-12-2013	VGS			20	Field Review				
										01-17-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503			1.0002	13.15	526,100			
1	1010	Single Family	PD	Residual	0.360	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	18,900			
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value			545,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1239	
Model	01	Residential	Bsmt Type	00	N/A
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		796,185
Heat Type	05	Hot Water	Replace Cost		45,784
AC Type	03	Central	Year Built		1991
Bedrooms	4		Effective Year Built		2010
Full Baths	2		Depreciation Code		E
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		11
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		89
Gas Fireplaces	0		Percent Good		89
Sq Ft Fin Bsmt	575		Cns Sect Rcnd		749,400
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1239		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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

COST / MARKET VALUATION				
Net Other Adj				796,185
Replace Cost				45,784
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 %				89
Percent Good				89
Cns Sect Rcnd				749,400
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	1,719	1,719	1,719	208.70	358,753
BSM	Basement	0	1,239	248	41.77	51,757
DCK	Deck	0	324	32	20.61	6,678
FGR	Garage	0	576	230	83.33	48,001
FNS	Finished 90% Story	1,410	1,567	1,410	187.79	294,265
FOP	Open Porch	0	10	2	41.74	417
FUS	Finished Upper Story	163	163	163	208.70	34,018
PTO	Patio	0	225	11	10.20	2,296
Ttl Gross Liv / Lease Area		3,292	5,823	3,815		796,185



22 HOUNDS DITCH LN

