

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GAVIN EDWARD F			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
GAVIN LISA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	927,000	927,000
35 HOUNDS DITCH LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	534,900	534,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3268 Total Acres 1.508 Chapter Lan GIS ID F_875494_2841540		Cyclical 5 Exemption W District Res Exem Assoc Pid#					
						Total		1,461,900	1,461,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GAVIN EDWARD F		44816 0001	10-06-2014	Q	I	895,000	00	Year	Code	Assessed	Year	Code	Assessed			
WOOMER MICHAEL J & DENISE L		18696 0220	07-14-2000	Q	I	735,000	00	2023	1010	713,100	2022	1010	655,200			
HIPWELL ROGER L		11510 0340	12-17-1992	U	I	424,000	1		1010	636,000		1010	490,600			
HIPWELL ROGER L		11510 0340	12-17-1992	Q	I	424,000	00									
R H B DEVELOPMENT INC		11173 0059	08-07-1992	Q	I	135,000	00									
								Total		1,349,100	Total		1,145,800	Total		978,500

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

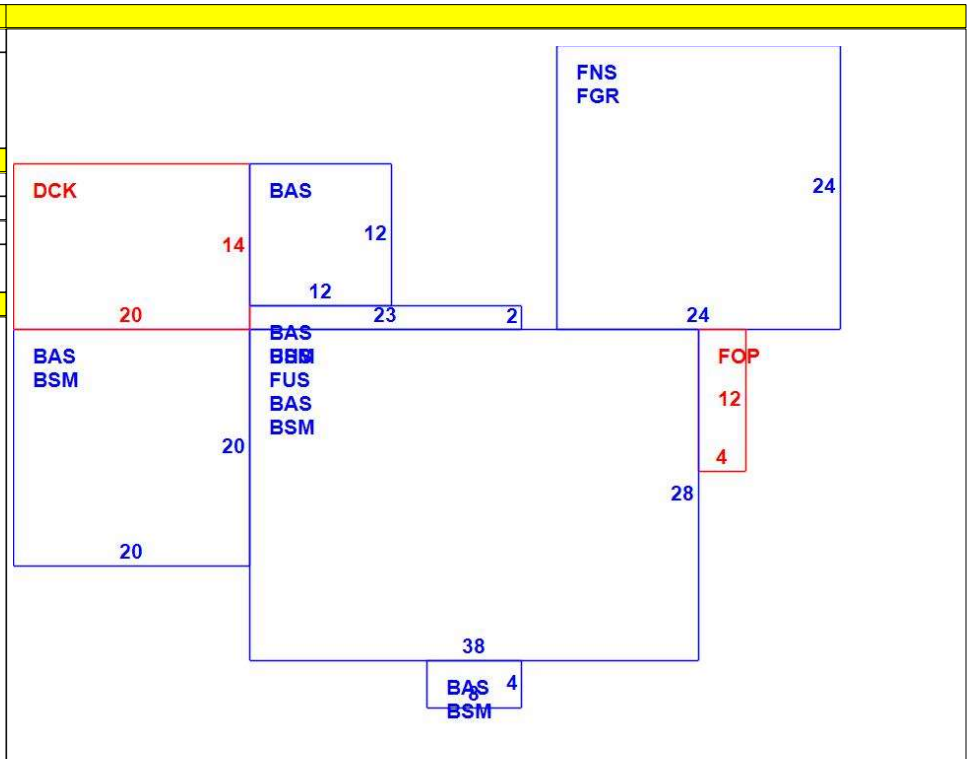
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	927,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	534,900
Special Land Value	0
Total Appraised Parcel Value	1,461,900
Valuation Method	C
Total Appraised Parcel Value	1,461,900

NOTES									
3 XTRA FIX= WHL TUB, DOUBLE SINK, SINK IN LAUNDRY - 10/13 JLF									

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
2014-88	05-27-2014	MN	Maintenance	12,750		100		STRIP & REROOF	11-13-2019	SJT	10		01	Measure - No Entry
12483	08-06-1992	NC	New Construct	175,000	01-04-1993	100		2STY HSE W/ELLS/GAR	09-10-2018	SJD			20	Field Review
									10-28-2013	JLF	7	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									12-12-2007	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503			1.0002	526,100	
1	1010	Single Family	PD	Residual	0.140	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	7,400	
1	1010	Single Family	WP	Undevelop	0.450	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	1,400	
Total Card Land Units					1.51	AC	Parcel Total Land Area					1.51	Total Land Value			534,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1542	
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	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		977,179
Interior Floor 2	14	Carpet	Replace Cost		88,375
Heat Fuel	07	Propane	Year Built		1,065,554
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		2008
Bedrooms	4		Remodel Rating		VG
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		927,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1064		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	1542		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	1,686	1,686	1,686	237.93	401,150
BSM	Basement	0	1,542	308	47.52	73,282
DCK	Deck	0	280	28	23.79	6,662
FGR	Garage	0	576	230	95.01	54,724
FNS	Finished 90% Story	518	576	518	213.97	123,248
FOP	Open Porch	0	48	7	34.70	1,666
FUS	Finished Upper Story	1,064	1,064	1,064	237.93	253,158
UHS	Unfinished Half Story	0	1,064	266	59.48	63,289
Ttl Gross Liv / Lease Area		3,268	6,836	4,107		977,179

