

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HORNE CHRISTIAN P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
POLIS PATRICIA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	407,000	407,000	
295 MAYFLOWER ST		SUPPLEMENTAL DATA			RES LAND	1010	415,800	415,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2418 Total Acres 1.798 Chapter Lan GIS ID F_871509_2837781			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,800	2,800	
						Total		825,600	825,600	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HORNE CHRISTIAN P		36454 0201	10-17-2008	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	
HORNE CHRISTIAN P		36451 0201	10-17-2008	U	I	1	1F	2023	1010	327,400	2022	1010	306,900	
HORNE CHRISTIAN P		34931 0100	08-08-2007	Q	I	470,000	00		1010	432,400		1010	356,400	
MCKINNEY ELIZABETH J		29006 0091	09-03-2004	U	I	1	1F		1010	1,900		1010	1,900	
						Total		761,700	Total		665,200	Total		589,200

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

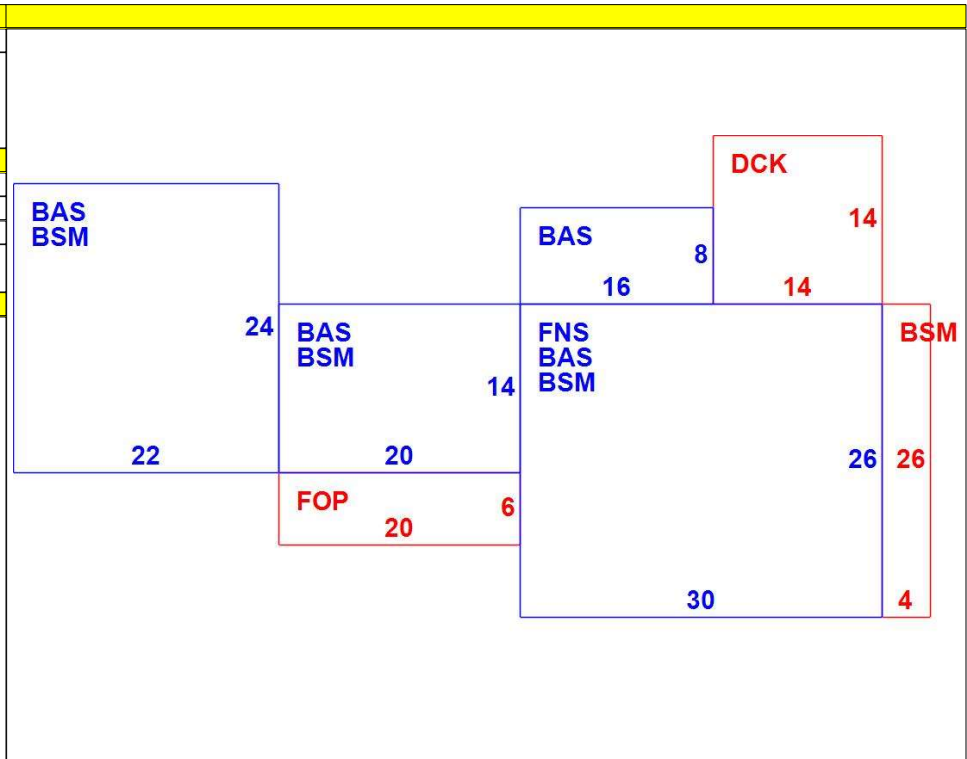
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									407,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									2,800
Appraised Land Value (Bldg)									415,800
Special Land Value									0
Total Appraised Parcel Value									825,600
Valuation Method									C
Total Appraised Parcel Value									825,600

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
24	11-24-2008	MS	Miscellaneous	5,500		100		JOTUL WOOD STOVE	11-04-2020	SJT	10		20	Field Review
274	09-09-2008	AD	Addition	75,000	09-21-2009	100		586'256'FINBASE,256P	04-12-2013	VGS			20	Field Review
13836	10-06-1995	NC	New Construct	5,000	05-30-1996	100		SHED 12 X 16	09-22-2009	KP		4	08	Measure - Interior Refusal

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	0050	1.000		V110	1.1000	8.75	385,000
1	1010	Single Family	PD	Residual	0.880 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	30,800
Total Card Land Units					1.80	AC	Parcel Total Land Area					1.80	Total Land Value			415,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	00	Gambrel	Bsmt Area	1692				
Model	01	Residential	Bsmt Type	00	N/A			
Grade	05	Ave/Good	Unfin Area	0.00				
Stories	1.9							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own		
Exterior Wall 2					B	S		
Roof Structure	07	Gambrel	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood	Net Other Adj		510,251			
Interior Floor 2			Replace Cost		47,320			
Heat Fuel	02	Oil	Year Built		1981			
Heat Type	05	Hot Water	Effective Year Built		1994			
AC Type	01	None	Depreciation Code		A			
Bedrooms	3		Remodel Rating					
Full Baths	2		Year Remodeled					
Half Baths	1		Depreciation %		27			
Extra Fixtures	1		Functional Obsol					
Total Rooms	8		External Obsol					
Bath Style	02	Average	Trend Factor		1.000			
Kitchen Style	02	Average	Condition					
Extra Kitchens	0		Condition %					
Fireplaces	1		Percent Good		73			
Extra Openings	0		Cns Sect Rcnd		407,000			
Gas Fireplaces	0		Dep % Ovr					
Sq Ft Fin Bsmt	740		Dep Ovr Comment					
FBM Quality			Misc Imp Ovr					
Foundation	06	Poured Conc	Misc Imp Ovr Comment					
Bsmt Garage	2		Cost to Cure Ovr					
Bsmt Area	1692		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
SHD1	Shed	L	192	21.00	1995	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,716	1,716	1,716	182.62	313,383
BSM	Basement	0	1,692	338	36.48	61,727
DCK	Deck	0	196	20	18.64	3,652
FNS	Finished 90% Story	702	780	702	164.36	128,202
FOP	Open Porch	0	120	18	27.39	3,287
Ttl Gross Liv / Lease Area		2,418	4,504	2,794		510,251

