

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HAMADEH CHAFIK			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
3 FEDERAL EAGLE RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	654,600	654,600	
				0 Light		RES LAND	1010	526,600	526,600	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	9,600	9,600		
Alt Prcl ID		Cyclical 6								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2666		District								
Total Acres .928		Res Exem								
Chapter Lan										
GIS ID F_873500_2834190		Assoc Pid#								
							Total	1,190,800	1,190,800	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HAMADEH CHAFIK		LCC 107770	08-16-2005	Q	I	617,500	00	Year	Code	Assessed	Year	Code	Assessed
MADDEN MATTHEW P		LCC 93109	04-09-1998	Q	I	360,000	00	2023	1010	502,100	2022	1010	460,900
LINDSAY TODD D		LCC 90301	09-27-1996	Q	I	315,000	00		1010	626,300		1010	482,900
									1010	6,400		1010	6,400
							Total	1,134,800	Total	950,200	Total	791,100	

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				

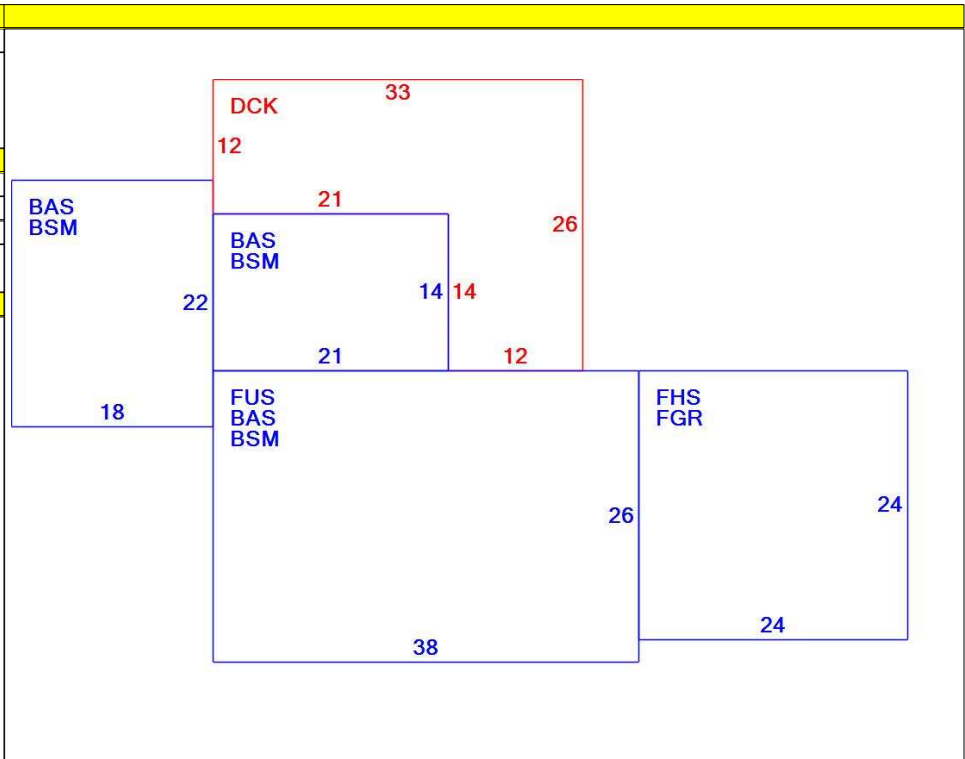
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	654,600		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	9,600		
Appraised Land Value (Bldg)	526,600		
Special Land Value	0		
Total Appraised Parcel Value	1,190,800		
Valuation Method	C		
Total Appraised Parcel Value	1,190,800		

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
2015-421	12-07-2015	MS	Miscellaneous	21,600		100		CONSTRUCT 18 X 30' UTILITY 18X22 FAM RM BSMT PLAYROOM	12-02-2020	SJT	10		20	Field Review
195	05-30-2006	AD	Addition	32,000	10-03-2008	100			04-12-2013	VGS			20	Field Review
20010051	02-16-2001	RM	Remodel	16,000	06-26-2002	100			10-03-2008	KP		1	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.010	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.15	500	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			526,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	03	Colonial	Bsmt Area	1678				
Model	01	Residential	Bsmt Type	04				
Grade	06	Good	Unfin Area	0.00	Full			
Stories	2							
Occupancy	1		<b>CONDO DATA</b>					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
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			738,736			
Interior Floor 2			Net Other Adj		59,523			
Heat Fuel	02	Oil	Replace Cost		798,258			
Heat Type	05	Hot Water	Year Built		1986			
AC Type	03	Central	Effective Year Built		2003			
Bedrooms	4		Depreciation Code		G			
Full Baths	2		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	2		Depreciation %		18			
Total Rooms	9		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor		1.000			
Extra Kitchens	0		Condition					
Fireplaces	1		Condition %					
Extra Openings	0		Percent Good		82			
Gas Fireplaces	0		Cns Sect Rcnld		654,600			
Sq Ft Fin Bsmt	958		Dep % Ovr					
FBM Quality	04	Above Average	Dep Ovr Comment					
Foundation	06	Poured Conc	Misc Imp Ovr					
Bsmt Garage	0		Misc Imp Ovr Comment					
Bsmt Area	1678		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
SHD1	Shed	L	540	21.00	2015	G	85	C	1.00	9,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,678	1,678	1,678	206.58	346,644
BSM	Basement	0	1,678	336	41.37	69,411
DCK	Deck	0	564	56	20.51	11,569
FGR	Garage	0	576	230	82.49	47,514
FHS	Finished Half Story	288	576	288	103.29	59,495
FUS	Finished Upper Story	988	988	988	206.58	204,103
Ttl Gross Liv / Lease Area		2,954	6,060	3,576		738,736

