

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ELLIS MICHAEL G & CHRISTINE ANN ELLIS FAMILY 2010 REVOCABLE TR 735 BAY RD DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,502,300	1,502,300	
			SUPPLEMENTAL DATA			0	Heavy	0		RES LAND	1010	978,600	
			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5073 Total Acres 1.628 Chapter Lan GIS ID F_869118_2828165			Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	59,200	59,200	
										Total	2,540,100	2,540,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ELLIS MICHAEL G & CHRISTINE ANN TT	LCC	115413	11-23-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ELLIS MICHAEL G	LCC	103003	03-21-2003	U	V	585,000	1P	2023	1010	1,139,100	2022	1010	1,048,600	2021	1010	884,400
EB REALTY TRUST	LCC	102890	03-03-2003	U	V	100	1		1010	1,074,700		1010	907,100		1010	820,700
BAUER REALTY TRUST	LCC	97057	03-07-2000	U	V	100	1		1010	36,600		1010	36,600		1010	36,600
								Total		2,250,400	Total		1,992,300	Total		1,741,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES										
This signature acknowledges a visit by a Data Collector or Assessor										
APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										1,502,300
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										59,200
Appraised Land Value (Bldg)										978,600
Special Land Value										0
Total Appraised Parcel Value										2,540,100
Valuation Method										C
Total Appraised Parcel Value										2,540,100

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-22-322	09-10-2022	RM	Remodel	103,713		100	12-08-2022	Kitchen remodel, replace cabinet			03-05-2020	SJT	2		12	Property Est. - No Access
270	06-15-2004	MS	Miscellaneous	30,000	05-24-2005	100		INGRND POOL 25 X 37			12-06-2019	SJT	10		12	Property Est. - No Access
83	03-14-2003	NC	New Construct	58,000	05-24-2005	100		POOL HOUSE 20 X 24			04-12-2013	VGS			20	Field Review
82	03-14-2003	NC	New Construct	360,000	03-22-2004	100		SNGL FAM DWELL,GARG			05-24-2005	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	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0070	1.389				V200	2.0000	24.31	972,400
1	1010	Single Family	WP	Residual	0.090	AC	35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.12	4,400
1	1010	Single Family	WP	Undevelop	0.630	AC	2,000.00	1.00000	0	1.00	0070	1.389					1.0000	0.07	1,800
Total Card Land Units					1.64	AC	Parcel Total Land Area					1.64	Total Land Value					978,600	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

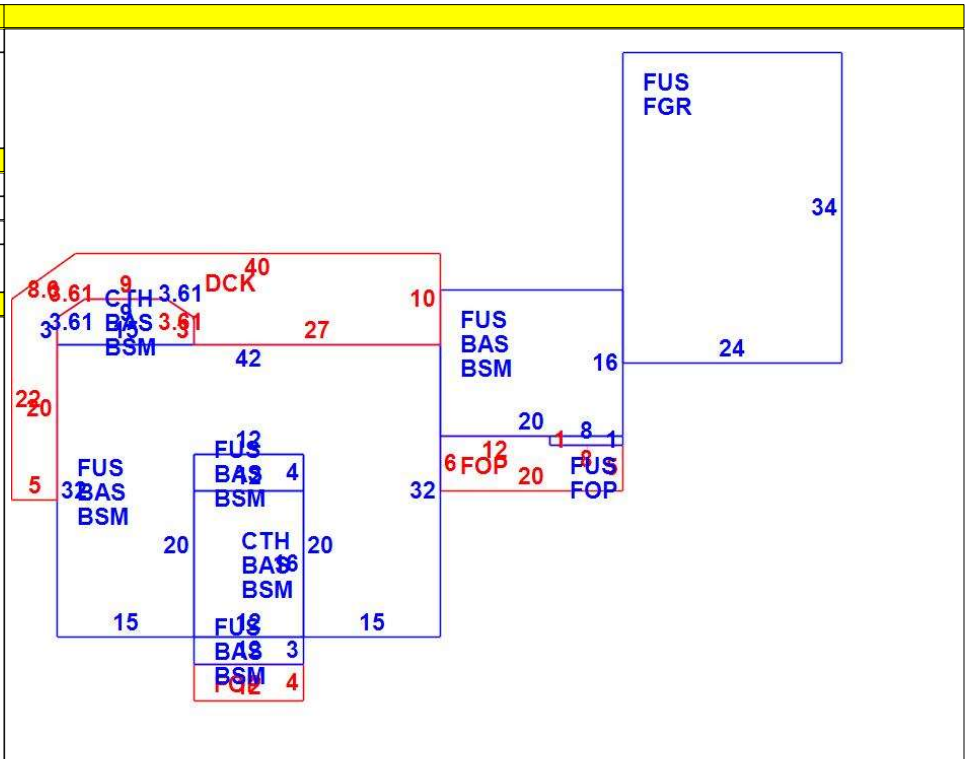
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1758	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,224,858
Interior Floor 2			Net Other Adj		41,420
Heat Fuel	03	Gas	Replace Cost		1,266,278
Heat Type	05	Hot Water	Year Built		2003
AC Type	03	Central	Effective Year Built		2012
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	9	
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good	91	
Gas Fireplaces	0		Cns Sect Rcnld		1,152,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1758		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
SPL2	Ing Pool-Good	L	950	89.00	2004	A	70	C	1.00	59,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,769	1,769	1,769	251.05	444,102
BSM	Basement	0	1,769	354	50.24	88,871
CTH	Cathedral Ceiling	0	261	26	25.01	6,527
DCK	Deck	0	469	47	25.16	11,799
FGR	Garage	0	816	326	100.30	81,841
FOP	Open Porch	0	168	25	37.36	6,276
FUS	Finished Upper Story	2,332	2,332	2,332	251.05	585,442
Ttl Gross Liv / Lease Area		4,101	7,584	4,879		1,224,858



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ELLIS MICHAEL G & CHRISTINE ANN		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ELLIS FAMILY 2010 REVOCABLE TR		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,502,300	1,502,300	
735 BAY RD				0	Heavy			RES LAND	1010	978,600	978,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	59,200	59,200	
Alt Prcl ID		Cyclical		7								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 5073		District										
Total Acres 1.628		Res Exem										
Chapter Lan												
GIS ID F_869118_2828165		Assoc Pid#										
									Total	2,540,100	2,540,100	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ELLIS MICHAEL G & CHRISTINE ANN TT		LCC 115413	11-23-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ELLIS MICHAEL G		LCC 103003	03-21-2003	U	V	585,000	1P	2023	1010	1,139,100	2022	1010	1,048,600	2021	1010	884,400
EB REALTY TRUST		LCC 102890	03-03-2003	U	V	100	1		1010	1,074,700		1010	907,100		1010	820,700
BAUER REALTY TRUST		LCC 97057	03-07-2000	U	V	100	1		1010	36,600		1010	36,600		1010	36,600
								Total		2,250,400	Total		1,992,300	Total		1,741,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,502,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	59,200
Appraised Land Value (Bldg)	978,600
Special Land Value	0
Total Appraised Parcel Value	2,540,100
Valuation Method	C
Total Appraised Parcel Value	2,540,100

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

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	
2	1010	Single Family			0.000	AC	0.00	1.00000	0	1.00	0070	1.389		0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.64	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	480	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			373,549
Interior Floor 2			Net Other Adj		11,020
Heat Fuel	02	Oil	Replace Cost		384,569
Heat Type	05	Hot Water	Year Built		2004
AC Type	01	None	Effective Year Built		2012
Bedrooms	0		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		9
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		350,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	480		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**FUS
BAS
BSM**

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FOP 2

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	492	492	492	348.46	171,442	
BSM	Basement	0	492	98	69.41	34,149	
FOP	Open Porch	0	12	2	58.08	697	
FUS	Finished Upper Story	480	480	480	348.46	167,261	
Ttl Gross Liv / Lease Area		972	1,476	1,072		373,549	

