

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
QUINLISK TIMOTHY E			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
QUINLISK ELIZABETH A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,382,100	1,382,100	
55 HICKS POINT RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	3,055,100	3,055,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4207 Total Acres 3.148 Chapter Lan GIS ID F_871326_2829049			Cyclical Exemption W W District Res Exem Assoc Pid#	RESIDNTL	1010	86,000	86,000	
						Total		4,523,200	4,523,200	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
QUINLISK TIMOTHY E		LCC 98664	01-11-2001	U	I	1,100,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	1,043,900	2022	1010	879,000
									1010	2,381,900		1010	1,837,400
									1010	56,900		1010	56,900
								Total		3,482,700	Total		2,773,300
								Total			Total		2,386,950

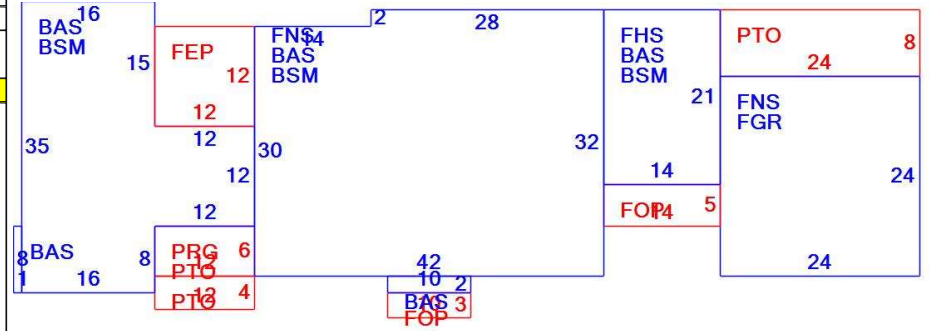
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 1,382,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
<b>ASSESSING NEIGHBORHOOD</b>												
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Ob (B) Value (Bldg) 86,000				
0080							Appraised Land Value (Bldg) 3,055,100					
<b>NOTES</b>												
Special Land Value 0												
Total Appraised Parcel Value 4,523,200												
Valuation Method C												
Total Appraised Parcel Value 4,523,200												

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
QPO-20-13	05-13-2020	MN	Maintenance	61,000		100	06-25-2020	STRIP & REROOF		08-08-2014	JLF	5		01	Measure - No Entry
2013-266	10-21-2013	NC	New Construct	23,520	08-08-2014	100		CONSTRUCTION OF A NEW SH		04-12-2013	VGS			20	Field Review
495	10-14-2004	MS	Miscellaneous	42,000		100		IN GRD POOL		05-06-2008	BSB			01	Measure - No Entry
1	01-02-2004	RM	Remodel	45,000		100		FIN BSMT 1500 SF							
20010034	02-02-2001	NC	New Construct	235,000	05-18-2002	100		PL Y-9030X42 DWELL							
20010033	02-02-2001	DM	Demolish		05-18-2002	100		EXISTING DWELL							

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		W575	5.7500	75.63	3,025,100	
1	1010	Single Family	WP	Residual	0.470 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	24,700	
1	1010	Single Family	WP	Undevelop	1.760 AC	2,000.00	1.00000	0	1.00	0080	1.503	MARSH		1.0000	0.07	5,300	
Total Card Land Units					3.15 AC	Parcel Total Land Area					3.15	Total Land Value					3,055,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2314	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1500				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2314				

CONDO DATA			
Parcel Id	C	B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		1,420,436	
Replace Cost		1,535,645	
Year Built		2001	
Effective Year Built		2011	
Depreciation Code		VG	
Remodel Rating			
Year Remodeled			
Depreciation %		10	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		90	
Cns Sect Rcnd		1,382,100	
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
SPL2	Ing Pool-Good	L	1,000	89.00	2004	A	70	C	1.00	62,300
DCK1	Residential	L	584	58.00	2013	A	70	C	1.00	23,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,342	2,342	2,342	283.58	664,136
BSM	Basement	0	2,314	463	56.74	131,296
FEP	Finished Enclosed Porch	0	144	86	169.36	24,388
FGR	Garage	0	576	230	113.23	65,223
FHS	Finished Half Story	147	294	147	141.79	41,686
FNS	Finished 90% Story	1,703	1,892	1,703	255.25	482,931
FOP	Open Porch	0	100	15	42.54	4,254
PRG	Pergola	0	72	7	27.57	1,985
PTO	Patio	0	312	16	14.54	4,537
Ttl Gross Liv / Lease Area		4,192	8,046	5,009		1,420,436



55 HICKS POINT RD

