

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PHALEN DAVID C TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
64 SEABURY POINT RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,283,000	1,283,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	2,422,100	2,422,100	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4815 Total Acres 1.448 Chapter Lan GIS ID F_872394_2829459		Cyclical 7 Exemption W District W Res Exem Assoc Pid#			RESIDNTL	1010	6,900	6,900		
						Total		3,712,000	3,712,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PHALEN DAVID C TT	42433	0239	12-21-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PHALEN JAMES S	42433	0235	12-21-2012	U	I	100	1A	2023	1010	1,017,800	2022	1010	949,400	2021	1010	819,200
PHALEN JAMES S	14556	0002	08-01-1996	Q	I	335,000	00		1010	2,379,600		1010	2,196,400		1010	1,629,300
									1010	5,200		1010	5,200		1010	5,200
								Total		3,402,600	Total		3,151,000	Total		2,453,700

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			Total				0.00									
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing		Batch	Appraised Bldg. Value (Card)				1,283,000				
0080								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				6,900				
								Appraised Land Value (Bldg)				2,422,100				
								Special Land Value				0				
								Total Appraised Parcel Value				3,712,000				
								Valuation Method				C				
								Total Appraised Parcel Value				3,712,000				

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-21-457	10-14-2021	MN	Maintenance	25,750		100	11-15-2021	Chimney rebuild				06-23-2020	SJT	5		20	Field Review
2019-36	02-26-2019	MS	Miscellaneous	16,000	06-23-2020	100		WINDOWS				04-12-2013	VGS			20	Field Review
2014-124	05-20-2014	BP	Bldg Permit	14,240		100		EXISTING PIER 4X5 WALKWAY				03-04-2013	AO	6	6	30	Quality Control
2014-106	04-28-2014	MN	Maintenance	30,000		100		REPLACE EXISTING RUBBER				03-26-2008	BSB		1	00	Measure & Listed
16	03-29-2011	MN	Maintenance	91,000		100		52 PELLA WINDOWS									
57	02-24-2004	RM	Remodel	5,000		100		REPL WNDWS/FIRE DMG									
200092	04-04-2000	NC	New Construct	1,100	06-05-2001	100		WALKWAY									

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	WP	Primary	16,000	SF 18.29	1.00000	5	1.00	0080	1.503		W550	5.5000	151.18	2,418,900
1	1010	Single Family	WP	Undevelop	1.079	AC 2,000.00	1.00000	0	1.00	0080	1.503	MARSH		1.0000	0.07	3,200
Total Card Land Units					1.45	AC	Parcel Total Land Area					1.45	Total Land Value			2,422,100

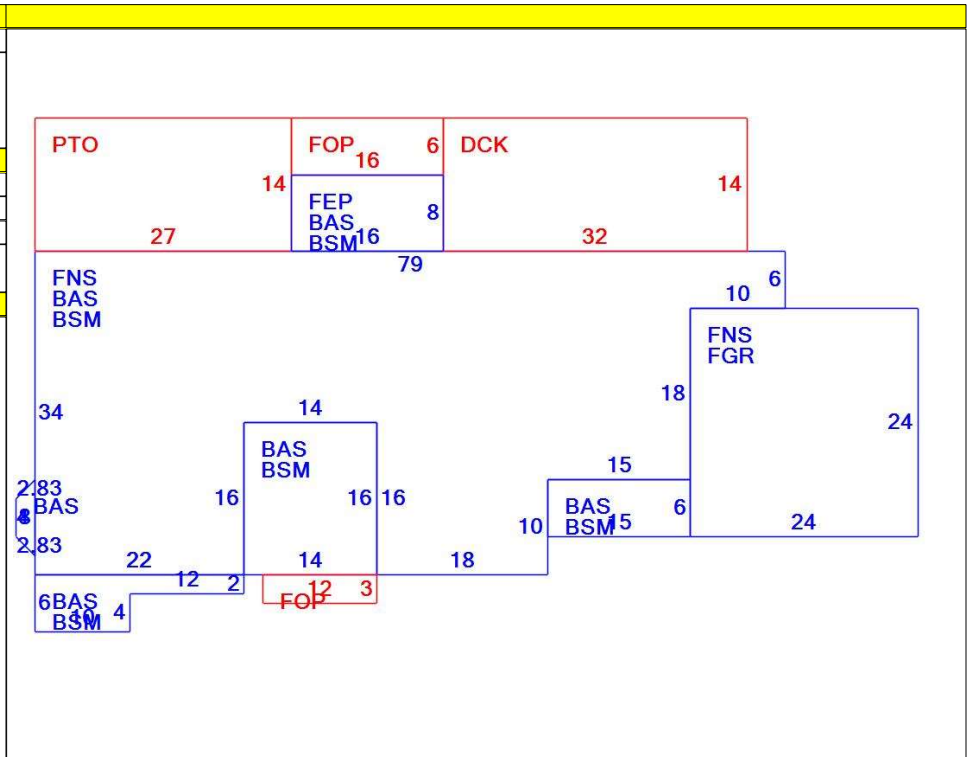
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2558	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			1,378,489
Interior Floor 2			Net Other Adj		47,120
Heat Fuel	03	Gas	Replace Cost		1,425,610
Heat Type	05	Hot Water	Year Built		1997
AC Type	03	Central	Effective Year Built		2011
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		10
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		90
Extra Openings	1		Percent Good		
Gas Fireplaces	0		Cns Sect Rcnd		1,283,000
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	2558		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	85	21.00	2000	A	70	C	1.00	1,200
DCK	Dock	L	180	45.00	1996	A	70	C	1.00	5,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,570	2,570	2,570	236.85	608,715
BSM	Basement	0	2,558	512	47.41	121,269
DCK	Deck	0	448	45	23.79	10,658
FEP	Finished Enclosed Porch	0	128	77	142.48	18,238
FGR	Garage	0	576	230	94.58	54,476
FNS	Finished 90% Story	2,347	2,608	2,347	213.15	555,896
FOP	Open Porch	0	132	20	35.89	4,737
PTO	Patio	0	378	19	11.91	4,500
Ttl Gross Liv / Lease Area		4,917	9,398	5,820		1,378,489



64 SEABURY POINT RD

