

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
PHALEN DAVID C TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed
ROSEMARY PHALEN 2012 IRREV TR		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		686,600	686,600
48 SEABURY POINT RD				0	Light			RES LAND	1010		2,367,500	2,367,500
SUPPLEMENTAL DATA												
DUXBURY MA 02332		Alt Prcl ID Scnd Home 500607 Tax Class T Tot Fin Area 2112 Total Acres 1.038 Chapter Lan			Cyclical 7 Exemption W District Res Exem			RESIDNTL	1010	55,500	55,500	
GIS ID F_872290_2829605		Assoc Pid#			Total					3,109,600	3,109,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PHALEN DAVID C TT		42433 0241	12-21-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PHALEN ROSEMARY		37251 0199	05-27-2009	U	I	1,250,000	1	2023	1010	526,000	2022	1010	487,900	2021	1010	448,800
DANNER ROBERT F TRS		13815 0108	09-07-1995	U	V	100	1A		1010	1,344,900		1010	1,036,900		1010	864,100
									1010	36,100		1010	36,100		1010	36,100
								Total		1,907,000	Total		1,560,900	Total		1,349,000

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															

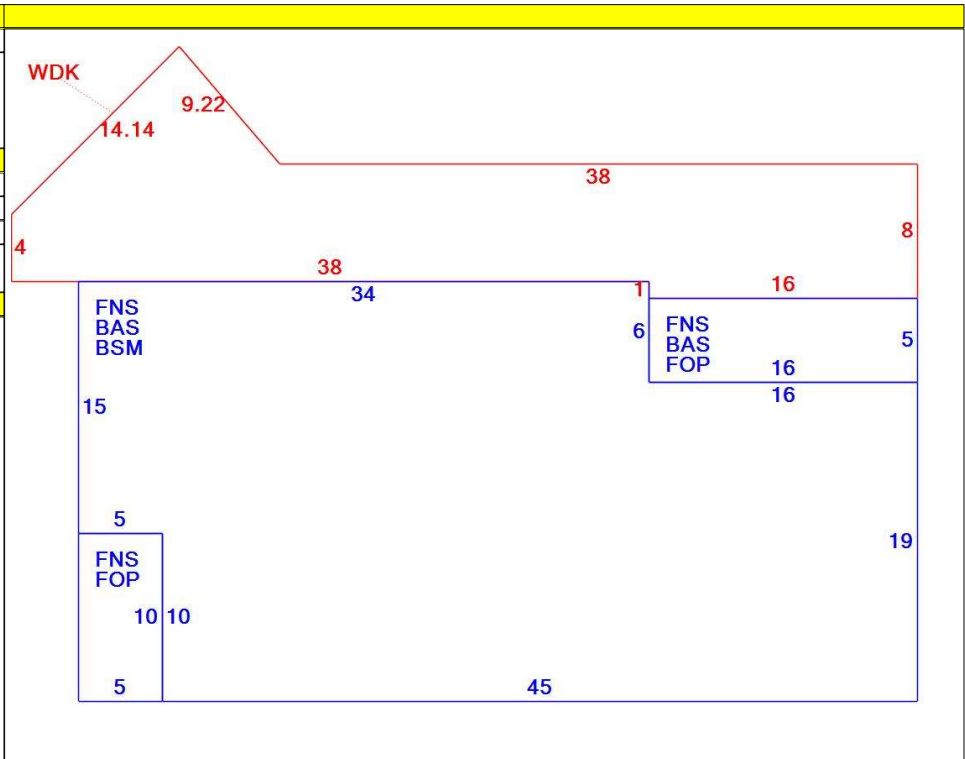
ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)										
0080					686,600										
					Appraised Xf (B) Value (Bldg)	0									
					Appraised Ob (B) Value (Bldg)	55,500									
					Appraised Land Value (Bldg)	2,367,500									
					Special Land Value	0									
					Total Appraised Parcel Value	3,109,600									
					Valuation Method	C									
					Total Appraised Parcel Value	3,109,600									

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
2013-0112	05-23-2013	NC	New Construct	35,000	06-12-2014	100		17X42 IN-GRD HEATED GUNIT		06-10-2014	JLF	5	1	00	Measure & Listed
70-2013	04-17-2013	NC	New Construct	360,000	06-10-2014	100		SINGLE FAM 1ST FL 2038',2ND		08-13-2013	BH			01	Measure - No Entry
2013-0070	03-18-2013	DM	DEMO	13,500	08-13-2013	100		DEMOLISH EXISTING DWELLI		04-12-2013	VGS			20	Field Review
1	04-04-2000	NC	New Construct	1,600	06-05-2001	100		WALKWAY		08-03-2009	KP		1	00	Measure & Listed
19990109	03-25-1999	AD	Addition	4,350		100		EXTNSN OF EXISTING W							
14517	06-16-1997	NC	New Construct	2,200	05-12-1998	100		4X22 WALKWAY ATT DEK							

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	30,000	SF	11.05	1.00000	5	1.00	0080	1.503	ROW	W500,E95	4.7500	78.88	2,366,500
1	1010	Single Family	WP	Undevelop	0.348	AC	2,000.00	1.00000	0	1.00	0080	1.503	MARSH	1.0000	0.07		1,000
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			2,367,500	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	540.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			701,315
Interior Floor 2			Net Other Adj		53,200
Heat Fuel	03	Gas	Replace Cost		754,515
Heat Type	04	Forced Air-Duc	Year Built		2012
AC Type	03	Central	Effective Year Built		2012
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		9
Total Rooms	5		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		91
Gas Fireplaces	0		Cns Sect Rcnld		686,600
Sq Ft Fin Bsmt	564		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1104		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
DCK	Dock	L	350	45.00	2013	A	70	C	1.00	11,000
SPL2	Ing Pool-Good	L	714	89.00	2013	A	70	C	1.00	44,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	271.83	321,844
BSM	Basement	0	1,104	221	54.41	60,074
FNS	Finished 90% Story	1,111	1,234	1,111	244.73	302,000
FOP	Open Porch	0	130	20	41.82	5,437
WDK	Deck	0	435	44	27.50	11,960
Ttl Gross Liv / Lease Area		2,295	4,087	2,580		701,315

