

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PHILLIPS FRANK E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
PHILLIPS KATHLEEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	300,800	300,800	
42 PILGRIM RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	505,900	505,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1188 Total Acres .29 Chapter Lan GIS ID F_871667_2831348			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,800	2,800	
						Total		809,500	809,500	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PHILLIPS FRANK E		13489 0045	03-27-1995	Q	I	157,500	00	Year	Code	Assessed	Year	Code	Assessed	
KEARNS CAROLYN J		13474 0247	03-17-1995	U	I	1	1	2023	1010	230,200	2022	1010	195,800	
WILLIAMSBURG COMPANY INC		11308 0289	10-01-1992	U	I	12,185	11		1010	395,600		1010	350,700	
									1010	1,900		1010	1,900	
						Total		627,700	Total		548,400	Total		462,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			300,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,800
Appraised Land Value (Bldg)			505,900
Special Land Value			0
Total Appraised Parcel Value			809,500
Valuation Method			C
Total Appraised Parcel Value			809,500

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
									10-30-2019	SJT	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-26-2008	BSB		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	12,632 SF	22.01	1.00000	5	1.00	0040	1.820		1.0000	40.05	505,900
Total Card Land Units					0.29 AC	Parcel Total Land Area					0.29	Total Land Value			505,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
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	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	720				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	936				

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	192	21.00	2019	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	233.86	218,890
BSM	Basement	0	936	187	46.72	43,731
DCK	Deck	0	168	17	23.66	3,976
FHS	Finished Half Story	252	504	252	116.93	58,932
Ttl Gross Liv / Lease Area		1,188	2,544	1,392		325,529

