

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HILL MARGARET C			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
22 MULLINS AVE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	61,900	61,900
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	351,300	351,300
Alt Prcl ID		Cyclical 7			RESIDNTL	1010	1,200	1,200	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 540		District							
Total Acres .09		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_872088_2830950									
							Total	414,400	414,400

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HILL MARGARET C		7805 0194	06-23-1987	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	66,700	2022	1010	58,100	
									1010	258,700		1010	248,400	
									1010	800		1010	800	
							Total	326,200		Total	307,300		Total	264,600

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			Batch

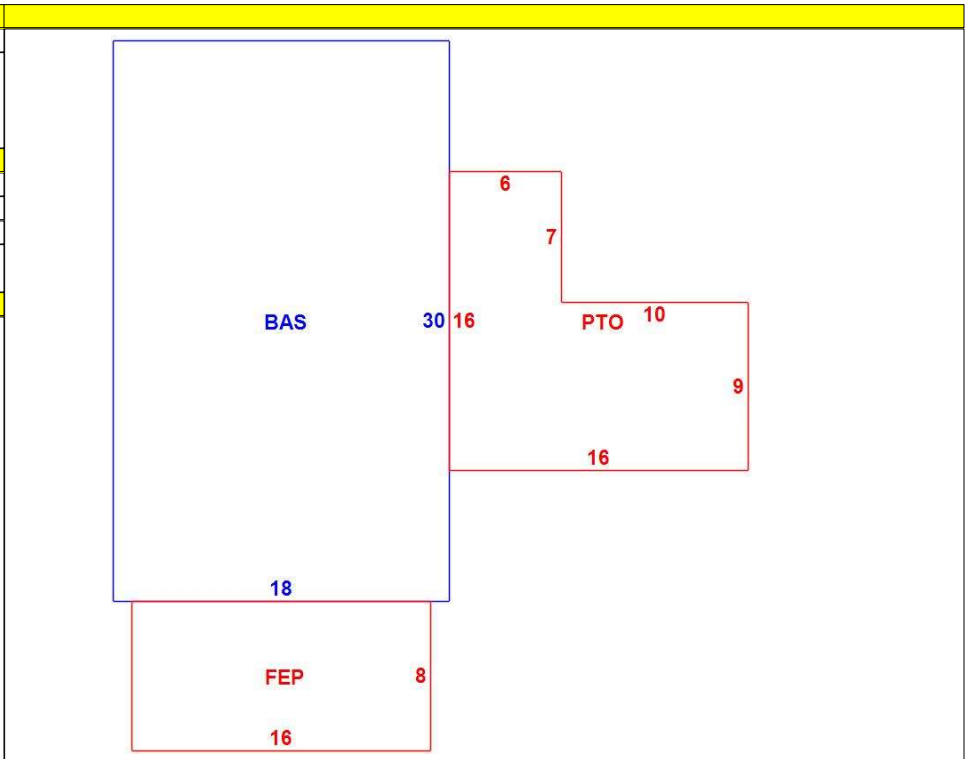
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	61,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	351,300
Special Land Value	0
Total Appraised Parcel Value	414,400
Valuation Method	C
Total Appraised Parcel Value	414,400

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
2015-75	03-30-2015	DM	Demolish	13,500		100		DEMO COLLAPSED GARAGE		08-09-2023	SJD	6		20	Field Review
13493	11-18-1994	MN	Maintenance	1,000		100		4' SONOTUBE ENT STRC		08-27-2019	SJT	10		00	Measure & Listed
										07-10-2017	JLF	5		30	Quality Control
										04-12-2013	VGS			20	Field Review
										02-26-2008	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	3,920 SF	49.23	1.00000	5	1.00	0040	1.820		1.0000	89.62	351,300
Total Card Land Units					0.09	AC	Parcel Total Land Area					0.09	Total Land Value		351,300

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	02	Below Average	Unfin Area	0.00	None
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			88,137
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	03	Gas	Replace Cost		92,387
Heat Type	04	Forced Air-Duc	Year Built		1920
AC Type	01	None	Effective Year Built		1988
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	4		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		67
Gas Fireplaces	0		Cns Sect Rcnld		61,900
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	0		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	80	21.00	2019	A	70	C	1.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	540	540	540	140.79	76,029
FEP	Finished Enclosed Porch	0	128	77	84.70	10,841
PTO	Patio	0	186	9	6.81	1,267
Ttl Gross Liv / Lease Area		540	854	626		88,137

