

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MURPHY MEREDITH Q			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
93 ABRAMS HILL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,406,100	1,406,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	2,072,500	2,072,500	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2214 Total Acres 4.428 Chapter Lan GIS ID F_880709_2846076		Cyclical Exemption W W District Res Exem			Assoc Pid#	RESIDNTL	1010	96,400	96,400	
						Total		3,575,000	3,575,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MURPHY MEREDITH Q	49715	0095	04-23-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DFH LLC	46476	0060	01-08-2016	Q	I	1,525,000	00	2023	1010	1,292,400	2022	1010	1,219,200	2021	1010	1,113,400
ALLYN BOOTH MAXSON LLC	46476	0056	01-08-2016	U	I	3,000	1		1010	1,958,600		1010	1,616,600		1010	1,533,100
DUXBURY LLC	24402	0347	03-05-2003	U	I	100	1		1010	44,500		1010	44,500		1010	44,500
								Total		3,295,500	Total		2,880,300	Total		2,691,000

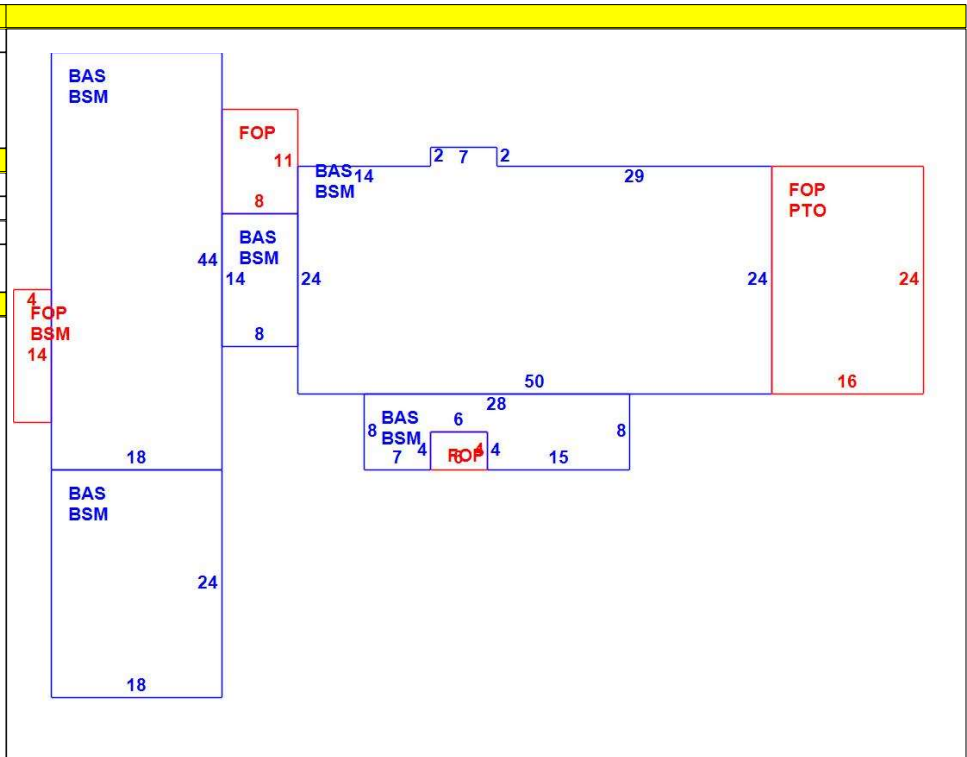
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch														
0081																		
NOTES																		
Appraised Bldg. Value (Card) 1,406,100																		
Appraised Xf (B) Value (Bldg) 0																		
Appraised Ob (B) Value (Bldg) 96,400																		
Appraised Land Value (Bldg) 2,072,500																		
Special Land Value 0																		
Total Appraised Parcel Value 3,575,000																		
Valuation Method C																		
Total Appraised Parcel Value 3,575,000																		

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-21-313	07-16-2021	NC	New Construct	31,000	08-11-2023	100	08-11-2023	54X28 PIER/30X20 GNGWY/10		03-13-2020	SJT	6		30	Quality Control	
2018-286	07-19-2018	BP	Bldg Permit	52,000	03-19-2019	100		20' X 40' INGRD GUNITE SWIM		03-19-2019	SJT	5	1	00	Measure & Listed	
2018-268	07-06-2018	MS	Miscellaneous	20,000	03-19-2019	100		IN CONJUNCTION WITH BP-20		04-24-2018	JLF	5	9	00	Measure & Listed	
2017-305	09-25-2017	AD	Addition	34,000	03-19-2019	100		624' DETACHED GARAGE. OP		09-25-2015	JLF	7	3	00	Measure & Listed	
2017-304	09-25-2017	NC	New Construct	1,000,000	04-24-2018	100		SIN FAMILY DWELLING 1ST FL		04-12-2013	VGS			20	Field Review	
2017-303	09-25-2017	DM	Demolish	14,500	04-24-2018	100		DEMO EXISTING HOUSE AND		03-20-2009	KP		1	00	Measure & Listed	
18	03-09-2006	MS	Miscellaneous	15,000		100		ROOF WINDOWS								

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	0081	2.549		W225	2.2500	50.19	2,007,500	
1	1010	Single Family	RC	Residual	0.560	AC	35,000.00	1.00000	5	1.00	0081	2.549			1.0000	2.05	50,000	
1	1010	Single Family	OS	Undevelop	2.950	AC	2,000.00	1.00000	0	1.00	0081	2.549			1.0000	0.12	15,000	
Total Card Land Units					4.43	AC	Parcel Total Land Area					4.43	Total Land Value					2,072,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	2512	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		982,407
Interior Floor 2			Replace Cost		497,750
Heat Fuel	03	Gas	Year Built		2017
Heat Type	04	Forced Air-Duc	Effective Year Built		2016
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		5
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		95
Extra Openings	1		Cns Sect Rcnld		1,406,100
Gas Fireplaces			Dep % Ovr		
Sq Ft Fin Bsmt	2512		Dep Ovr Comment		
FBM Quality	12	Custom	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area	2512		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	800	89.00	1985	A	70	C	1.00	49,800
FGR1	Garage - 1 Sto	L	624	52.00	1980	F	55	C	1.00	17,800
DCK1	Residential	L	389	58.00	2023	G	85	B	1.50	28,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,750	2,750	2,750	287.84	791,567
BSM	Basement	0	2,806	561	57.55	161,480
FOP	Open Porch	0	552	83	43.28	23,891
PTO	Patio	0	384	19	14.24	5,469
Ttl Gross Liv / Lease Area		2,750	6,492	3,413		982,407

