

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
HOYT F SHERMAN TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
HILLCREST REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,010,500	1,010,500	
51 ABRAMS HILL				0 Light	0 River Vw	RES LAND	1090	2,105,600	2,105,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1090	20,000	20,000	
Alt Prcl ID		Cyclical		8						
Scnd Home		Exemption		W						
Tax Class T		District		Res Exem						
Tot Fin Area 4243		Chapter Lan		GIS ID F_880914_2845501		Assoc Pid#				
						Total		3,136,100	3,136,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOYT F SHERMAN TT		56359 79	01-25-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
HOYT DIANE H		13559 0203	05-04-1995	U	I	1	1F	2023	1090	757,400	2022	1090	628,700
									1090	2,007,600		1090	1,657,700
									1090	14,400		1090	14,400
								Total		2,779,400	Total		2,300,800
								Total			Total		2,183,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0081				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,010,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			20,000
Appraised Land Value (Bldg)			2,105,600
Special Land Value			0
Total Appraised Parcel Value			3,136,100
Valuation Method			C
Total Appraised Parcel Value			3,136,100

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
2014-324	10-28-2014	AD	Addition	9,000	06-04-2019	100		CONSTRUCT A 6' X 7' FRONT E	06-05-2019	SJT	5		01	Measure - No Entry
573	11-23-2004	MS	Miscellaneous	5,000		100		ROOF	04-12-2013	VGS			20	Field Review
20010054	02-20-2001	RM	Remodel	10,000		100		REPAIR FIRE DAMAGE	02-15-2011	K-D		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	1090	Multi Houses	RC	Primary	40,000	SF	8.75	1.00000	5	1.00	0081	2.549	W225	2.2500	50.19	2,007,500
1	1090	Multi Houses	RC	Residual	1.410	AC	35,000.00	0.76737	5	1.00	0081	2.549		1.0000	1.57	96,500
1	1090	Multi Houses	RC	Undevelop	0.310	AC	2,000.00	1.00000	0	1.00	0081	2.549		1.0000	0.12	1,600
Total Card Land Units					2.64	AC	Parcel Total Land Area					2.64	Total Land Value			2,105,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	807	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		862,464
Heat Type	05	Hot Water	Replace Cost		27,520
AC Type	01	None	Year Built		889,985
Bedrooms	5		Effective Year Built		1870
Full Baths	2		Depreciation Code		2008
Half Baths	1		Remodel Rating		R
Extra Fixtures	1		Year Remodeled		
Total Rooms	10		Depreciation %		13
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		87
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		774,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	807		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

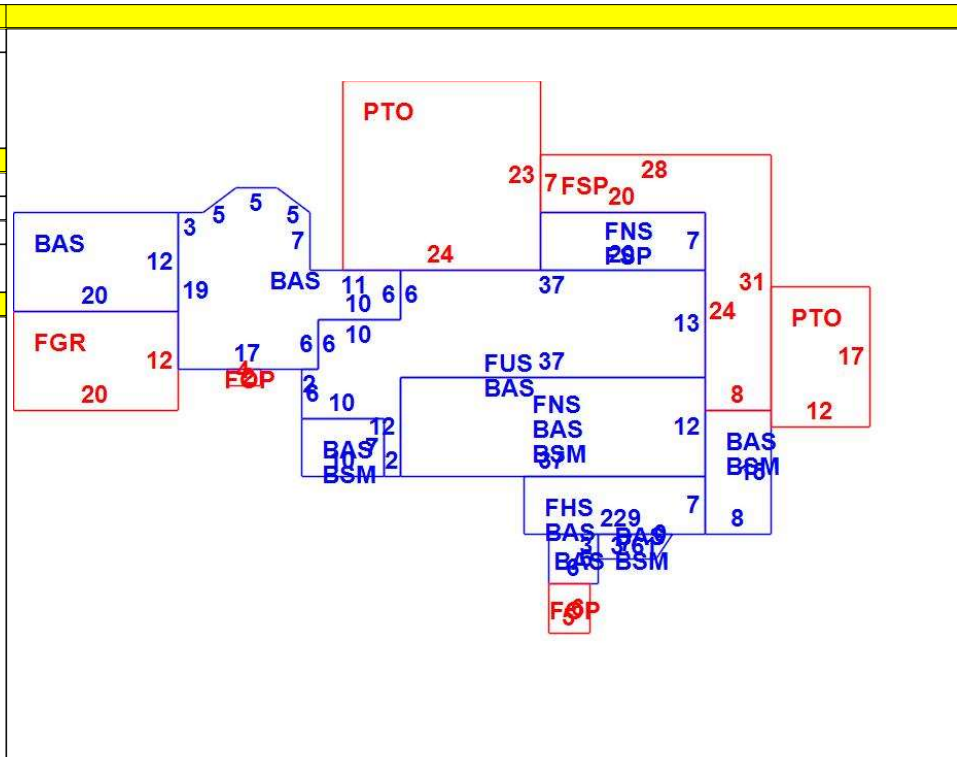
COST / MARKET VALUATION				
Net Other Adj				862,464
Replace Cost				27,520
Year Built				889,985
Effective Year Built				1870
Depreciation Code				2008
Remodel Rating				R
Year Remodeled				
Depreciation %				13
Functional Obsol				
External Obsol				
Trend Factor				1.000
Condition				
Condition %				
Percent Good				87
Cns Sect Rcnd				774,300
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

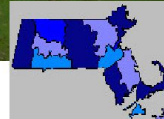
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2019	E	100	B	1.50	18,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,118	2,118	2,118	231.47	490,258
BSM	Basement	0	658	132	46.44	30,554
FGR	Garage	0	240	96	92.59	22,221
FHS	Finished Half Story	77	154	77	115.74	17,823
FNS	Finished 90% Story	526	584	526	208.48	121,754
FOP	Open Porch	0	38	6	36.55	1,389
FSP	Screened Porch	0	528	106	46.47	24,536
FUS	Finished Upper Story	627	627	627	231.47	145,133
PTO	Patio	0	756	38	11.63	8,796
Ttl Gross Liv / Lease Area		3,348	5,703	3,726		862,464



51 ABRAMS HILL



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HOYT F SHERMAN TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
HILLCREST REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,010,500	1,010,500
51 ABRAMS HILL		SUPPLEMENTAL DATA			0 Light	RES LAND	1090	2,105,600	2,105,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4243 Total Acres 2.638 Chapter Lan GIS ID F_880914_2845501			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	20,000	20,000
							Total	3,136,100	3,136,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
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HOYT DIANE H		13559 0203	05-04-1995	U	I	1	1F	2023	1090	757,400	2022	1090	628,700
								2021	1090	1,657,700	2021	1090	608,900
								2021	1090	14,400	2021	1090	1,566,200
								2021	1090	14,400	2021	1090	8,400
								Total	2,779,400	Total	2,300,800	Total	2,183,500

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

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APPRAISED VALUE SUMMARY	
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Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	20,000
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Special Land Value	0
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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0081			

NOTES									

BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
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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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0081	2.549		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					2.64	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	576	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	04	Electric	Net Other Adj		288,284
Heat Type	07	Radiant-Elec.	Replace Cost		10,730
AC Type	01	None	Year Built		299,015
Bedrooms	1		Effective Year Built		1978
Full Baths	1		Depreciation Code		2000
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	2		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		236,200
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	576		Misc Imp Ovr Comment		
			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	576	576	576	280.71	161,686
BSM	Basement	0	576	115	56.04	32,281
FHS	Finished Half Story	288	576	288	140.35	80,843
FSP	Screened Porch	0	240	48	56.14	13,474
Ttl Gross Liv / Lease Area		864	1,968	1,027		288,284

