

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
HAMMER CAMILLA WILSON  1 ABRAMS HILL RD  DUXBURY MA 02332			0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	246,400	246,400	
					0	Light	0	River Vw	RESIDNTL	1090	175,900	175,900	
			SUPPLEMENTAL DATA			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2795 Total Acres 1.718 Chapter Lan GIS ID F_881101_2845295			Cyclical Exemption W W District Res Exem Assoc Pid#			RES LAND	
									RESIDNTL	1090	20,500	20,500	
									Total		2,521,700	2,521,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HAMMER CAMILLA WILSON	53223	324	08-10-2020	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEWIS SUSAN C	37674	0238	08-31-2009	U	I	100	1A	2023	1090	139,500	2022	1090	148,800	2021	1090	141,900
CLAPP CLARA F	2057	0055	03-02-1993	U	I	100	1		1090	1,965,200		1090	1,619,600		1090	1,384,700
									1090	15,700		1090	15,700		1090	16,200
		Total						Total		2,120,400	Total		1,784,100	Total		1,542,800

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)				422,300		
0081										Appraised Xf (B) Value (Bldg)				0		
										Appraised Ob (B) Value (Bldg)				20,500		
										Appraised Land Value (Bldg)				2,078,900		
										Special Land Value				0		
										Total Appraised Parcel Value				2,521,700		
										Valuation Method				C		
										Total Appraised Parcel Value				2,521,700		

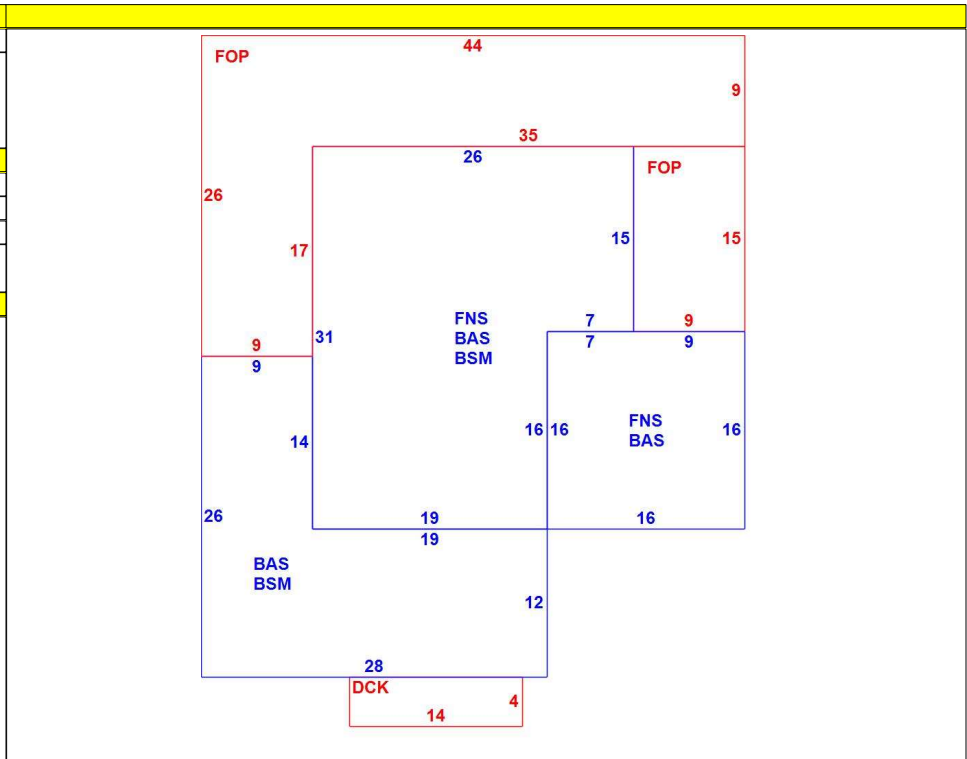
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments			Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-154	04-29-2022	NC	New Construct	300,000	03-29-2023	100		PLAN #AZ-037 736SF 2ND DWE			06-15-2021	SJD	9	1	00	Measure & Listed
BPO-21-554	01-28-2022	DM	Demolish	3,008	05-18-2022	100		DEMO COTTAGE (NOT PRIMA			09-12-2016	JLF	10		01	Measure - No Entry
QPO-22-15	01-26-2022	MN	Maintenance	15,800	05-18-2022	100	01-26-2022	REROOF W ASPHALT & RUBBE			04-12-2013	VGS			20	Field Review
504	12-19-2001	MN	Maintenance	18,832	07-10-2002	100		REPLACE 25 WINDOWS			03-18-2008	BSB		1	00	Measure & Listed
12236	03-09-1992	RM	Remodel	3,000	01-01-1993	100		REPLACE PIER PLANKS								

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	0.800	AC 35,000.00	1.00000	5	1.00	0081	2.549				1.0000	2.05	71,400
Total Card Land Units					1.72	AC	Parcel Total Land Area					1.72	Total Land Value				2,078,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1156	
Model	01	Residential	Bsmt Type	00	
Grade	02	Below Average	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	5				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	9				
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1156				

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

COST / MARKET VALUATION	
Net Other Adj	327,186
Replace Cost	11,050
Year Built	338,235
Effective Year Built	1900
Depreciation Code	1973
Remodel Rating	F
Year Remodeled	
Depreciation %	48
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	52
Cns Sect Rcnd	175,900
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
FGR1	Garage - 1 Sto	L	480	52.00	1970	A	70	C	1.00	17,500
DCK	Deck	L	240	45.00	1980	F	55	D	0.50	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,412	1,412	1,412	125.50	177,210
BSM	Basement	0	1,156	231	25.08	28,991
DCK	Deck	0	56	6	13.45	753
FNS	Finished 90% Story	855	950	855	112.95	107,305
FOP	Open Porch	0	684	103	18.90	12,927
Ttl Gross Liv / Lease Area		2,267	4,258	2,607		327,186



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
HAMMER CAMILLA WILSON  1 ABRAMS HILL RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		246,400	246,400				
				0	Light	0	River Vw	RESIDNTL	1090		175,900	175,900				
<b>SUPPLEMENTAL DATA</b>						RES LAND	1090	2,078,900	2,078,900							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2795 Total Acres 1.718 Chapter Lan  GIS ID F_881101_2845295				Cyclical Exemption W W District Res Exem  Assoc Pid#		RESIDNTL	1090	20,500	20,500							
						Total		2,521,700	2,521,700							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HAMMER CAMILLA WILSON		53223 324	08-10-2020	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed			
LEWIS SUSAN C		37674 0238	08-31-2009	U	I	100	1A	2023	1090	139,500	2022	1090	148,800			
CLAPP CLARA F		2057 0055	03-02-1993	U	I	100	1		1090	1,965,200		1090	1,619,600			
									1090	15,700		1090	15,700			
								Total		2,120,400	Total		1,784,100			
								Total			Total		1,542,800			
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						<b>APPRAISED VALUE SUMMARY</b>										
Nbhd	Nbhd Name		B	Tracing		Batch										
0081																
NOTES																
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		
									03-29-2023	SJT	5		01	Measure - No Entry		
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	1010	Single Family			SF		0.00000		1.00		1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					1.72	Total Land Value			0

