

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
HALL JEFFREY G			0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
HALL CELESTE M			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	733,200	733,200		
175 ABRAMS HILL RD					0	Light			RES LAND	1010	712,000	712,000		
									RESIDNTL	1010	10,100	10,100		
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>	
DUXBURY MA 02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2689 Total Acres .917 Chapter Lan				Cyclical Exemption W District Res Exem									
	GIS ID F_880574_2845410				Assoc Pid#									
										Total		1,455,300		1,455,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HALL JEFFREY G		53654 131	10-20-2020	U	I	400,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HALL DANIEL M & HALL ALICE A TT		50986 0134	04-09-2019	U	I	1	1A	2023	1010	544,900	2022	1010	453,100	2021	1010	434,700
HALL DANIEL M		13875 0205	10-04-1995	U	I	1	1F		1010	670,800		1010	554,800		1010	492,100
									1010	7,200		1010	7,200		1010	4,400
								Total		1,222,900	Total		1,015,100	Total		931,200

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												
<b>NOTES</b>												
										Appraised Bldg. Value (Card)		733,200
										Appraised Xf (B) Value (Bldg)		0
										Appraised Ob (B) Value (Bldg)		10,100
										Appraised Land Value (Bldg)		712,000
										Special Land Value		0
										Total Appraised Parcel Value		1,455,300
										Valuation Method		C
										Total Appraised Parcel Value		1,455,300

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
QPO-23-84	04-10-2023	MN	Maintenance	6,000		100	04-10-2023	REPLACE 1400 SF ASPHALT R		01-03-2019	SJD	0	1	00	Measure & Listed
14415	03-19-1997	NC	New Construct			100		WOOD STOVE		11-08-2018	JLF	0	1	00	Measure & Listed
14120	07-12-1996	NC	New Construct	285,000	05-27-1998	100		24X50 2STRY/GAR/PRCH		10-08-2015	JLF	10	1	00	Measure & Listed
14113	07-03-1996	DM	Demolish	3,000	06-16-1997	100		DEM OF 38X18 DWELLNG		04-12-2013	VGS			20	Field Review
										03-18-2008	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	12,650	SF	21.98	1.00000	5	1.00	0081	2.549		1.0000	56.03	708,800
1	1010	Single Family	RC	Residual	0.630	AC	2,000.00	1.00000	0	1.00	0081	2.549	LIMITED USE AREA	1.0000	0.12	3,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			712,000

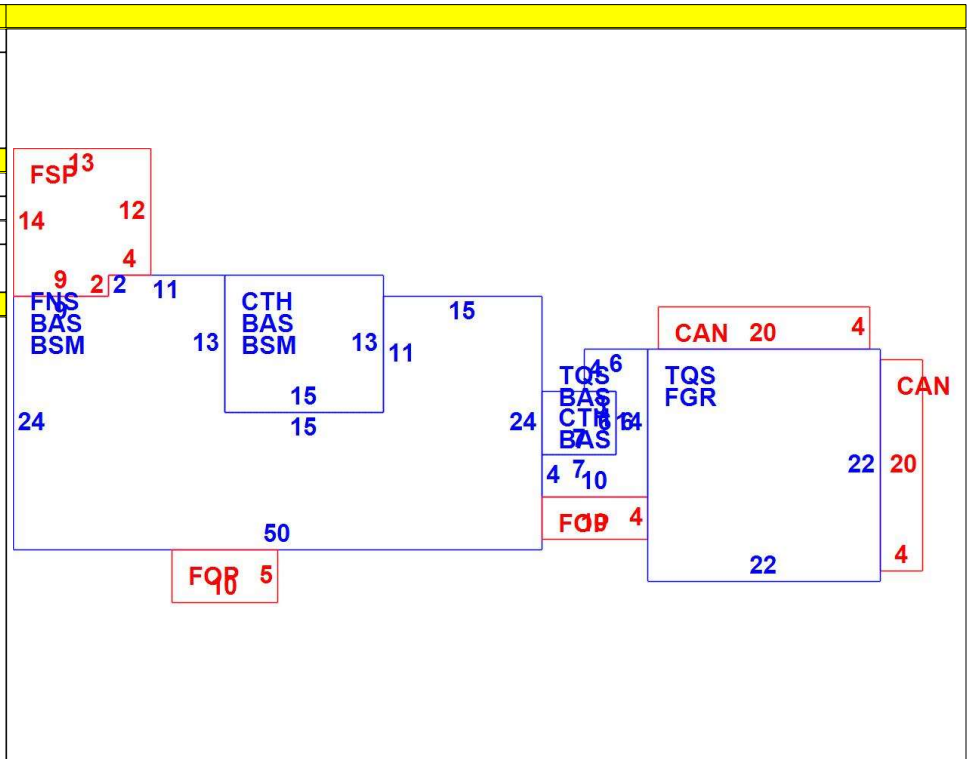
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1252	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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		847,308
Heat Type	05	Hot Water	Replace Cost		25,550
AC Type	01	None	Year Built		872,858
Bedrooms	4		Effective Year Built		1996
Full Baths	3		Depreciation Code		2005
Half Baths	0		Remodel Rating		A
Extra Fixtures	2		Year Remodeled		
Total Rooms	8		Depreciation %		16
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		84
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		733,200
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1252		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

**CONDO DATA**

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

**COST / MARKET VALUATION**

Net Other Adj	25,550
Replace Cost	872,858
Year Built	1996
Effective Year Built	2005
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	733,200
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	1980	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,376	1,376	1,376	257.93	354,915
BSM	Basement	0	1,252	250	51.50	64,483
CAN	Canopy	0	160	16	25.79	4,127
CTH	Cathedral Ceiling	0	237	24	26.12	6,190
FGR	Garage	0	484	194	103.39	50,039
FNS	Finished 90% Story	951	1,057	951	232.07	245,294
FOP	Open Porch	0	90	14	40.12	3,611
FSP	Screened Porch	0	174	35	51.88	9,028
TQS	Three Quarter Story	425	566	425	193.68	109,621
Ttl Gross Liv / Lease Area		2,752	5,396	3,285		847,308

