

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
EAMES STEPHEN T TT		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ZABOROWSKI-EAMES KAREN TT		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	516,700	516,700	
121 ABRAMS HILL				0	Light			RES LAND	1010	965,100	965,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA						RESIDNTL	1010	24,300	24,300	
Alt Prcl ID		Cyclical		8								
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 2863		District										
Total Acres .5		Res Exem										
Chapter Lan												
GIS ID F_880166_2846146		Assoc Pid#										
									Total	1,506,100	1,506,100	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
EAMES STEPHEN T TT	56748	98	04-29-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
EAMES STEPHEN T TT	56650	95	04-05-2022	U	I	1	1A	2023	1010	394,700	2022	1010	335,200	2021	1010	324,800
EAMES STEPHEN T	21467	0333	02-01-2002	Q	I	795,000	00		1010	907,700		1010	745,400		1010	692,700
EMMONS MEREDITH L	16425	0106	07-22-1998	Q	I	615,000	00		1010	17,800		1010	17,800		1010	17,800
UPHAM PHILIPS W II	13567	0155	05-10-1995	U	I	0	1A									
									Total	1,320,200	Total	1,098,400	Total	1,035,300		

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)	516,700	
0081					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	24,300	
					Appraised Land Value (Bldg)	965,100	
					Special Land Value	0	
					Total Appraised Parcel Value	1,506,100	
					Valuation Method	C	
					Total Appraised Parcel Value	1,506,100	

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QP-20-44	06-19-2020	MN	Maintenance	2,345		100		Replace 3 Windows	09-12-2016	JLF	10		01	Measure - No Entry	
19990196	05-13-1999	NC	New Construct	3,000		100		20X22 FNDATN FOR GAR	04-12-2013	VGS			20	Field Review	
19990151	04-22-1999	NC	New Construct	15,000		100		20X22 FRSTNDNG G	02-23-2009	KP		1	00	Measure & Listed	
15192	11-03-1998	NC	New Construct	40,000	01-25-1999	100		REN. 2 BATHS,SIDING							

LAND LINE VALUATION SECTION													Total Land Value				
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	10,890	SF	24.80	1.00000	5	1.00	0081	2.549	V140	1.4000	88.50	963,800	
1	1010	Single Family	RC	Undevelop	0.250	AC	2,000.00	1.00000	0	1.00	0081	2.549	LIMITED USE AREA	1.0000	0.12	1,300	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value				965,100

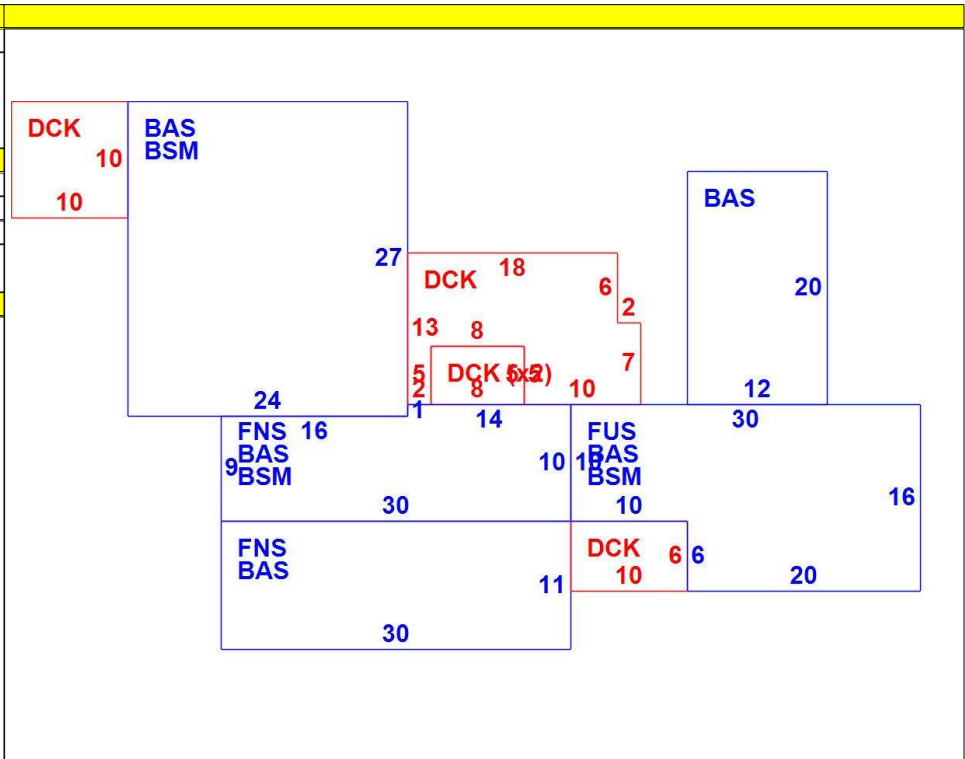
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1352	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		732,188
Heat Type	05	Hot Water	Replace Cost		88,000
AC Type	01	None	Year Built		820,188
Bedrooms	4		Effective Year Built		1950
Full Baths	4		Depreciation Code		1994
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	10		Depreciation %		27
Bath Style	02	Average	Functional Obsol		10
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	1		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		63
Sq Ft Fin Bsmt	1168		Cns Sect Rcnld		516,700
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1352		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
LNT	Lean To	L	360	10.00	1980	A	70	C	1.00	2,500
SHD1	Shed	L	160	21.00	1980	A	70	C	1.00	2,400
FGR2	Garage - 1 St	L	440	63.00	1999	A	70	C	1.00	19,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,922	1,922	1,922	228.10	438,401
BSM	Basement	0	1,352	270	45.55	61,586
DCK	Deck	0	448	45	22.91	10,264
FNS	Finished 90% Story	553	614	553	205.43	126,137
FUS	Finished Upper Story	420	420	420	228.10	95,800
Ttl Gross Liv / Lease Area		2,895	4,756	3,210		732,188



121 ABRAMS HILL

