

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT							
BEACON BAY LLC				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed				
10 HAWKINS PL				0	No Sewer	0	Gravel	0	Average	RESIDNTL	1020	341,100	341,100				
DUXBURY MA 02332				0		0	Medium										
SUPPLEMENTAL DATA																	
Alt Prcl ID 082/170.0-0741-0102.		Cyclical Exemption		5													
Scnd Hom		W															
Tax Class T		District															
Tot Fin Are 997		Res Exem															
Total Acres 0		Assoc Pid#															
Chapter La																	
GIS ID F_877397_2843411																	
Total											341,100	341,100					
RECORD OF OWNERSHIP				BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BEACON BAY LLC				45800	0213	07-15-2015	U	I	400,000	1V	Year	Code	Assessed	Year	Code	Assessed	
MILLBROOK SQUARE LLC				15786	0204	01-06-1998	U	I	100	1F	2023	1020	319,100	2022	1020	252,400	
Total											319,100	Total	252,400	Total	252,400		
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0001																	
NOTES																	
UNIT 103 PLAN BOOK 39 PAGE 470 FY '16 ADJUSTED SQFT TO 1046 SEE FOLDER FOR NEW PLAN																	
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		
										10-16-2020	SJT	10		20	Field Review		
										07-11-2013	SJD	3		30	Quality Control		
										01-07-1998	KP		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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value				0

VISION

905

DUXBURY, MA

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	55	Condominium		AMENITY 1			
Model	05	Res Condo		Amenity 2			
Grade	06	Good		Amenity 3			
Stories	1			CONDO DATA			
Occupancy				Parcel Id	8022	C	8022
Interior Wall 1	05	Drywall				Own	
Interior Wall 2					21-33 Railroad Ave	B	1
Interior Floor 1	12	Hardwood		Adjust Type	Code	Description	Factor%
Interior Floor 2				Condo Flr	B2	2 Bedroom	105
Heat Fuel	03	Gas		Condo Unit	2A	2A	100
Heat Type	05	Hot Water		COST / MARKET VALUATION			
AC Type	03	Central					
CNS Bedrooms	2					406,078	
Full Baths	1			Net Other Adj		0	
Half Baths	0			Replace Cost		406,085	
Extra Fixtures	0			Year Built		1996	
Total Rooms	4			Effective Year Built		2005	
Bath Style	02	Average		Depreciation Code		A	
Kitchen Style	03	Modern		Remodel Rating			
Kitchen Type	3	One Person		Year Remodeled			
Kitchen Func	2			Depreciation %		16	
Parking Class	2	Common		Functional Obsol			
SF Basement	0			External Obsol			
Bsmt Garage	0			Trend Factor		1.000	
Fireplaces	0			Condition			
Part Bedroom	0			Condition %			
FBM Quality				Percent Good		84	
SF Fin Bsmt	0			Cns Sect Rcnd		341,100	
Extra Openings	0			Dep % Ovr			
Gas Fireplace	0			Dep Ovr Comment			
Parking	2			Misc Imp Ovr			
AMENITY 1				Misc Imp Ovr Comment			
Amenity 2				Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

<p>FUS (1,046 sf)</p>	
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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	
FUS	Finished Upper Story	1,046	1,046	1,046	388.22	406,078	
Ttl Gross Liv / Lease Area		1,046	1,046	1,046		406,078	

