

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
HARKNESS SARA			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
SUPER CHARLES M			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	560,300	560,300	
53 DUGG HILL RD									RES LAND	1010	2,054,100	2,054,100	<b>VISION</b>
<b>SUPPLEMENTAL DATA</b>													
WOODSTOCK CT 06281				Alt Prcl ID		Cyclical	8						
				Scnd Home	500052	Exemption							
				Tax Class	T	W	W						
				Tot Fin Area	3153	District							
				Total Acres	2.448	Res Exem							
				Chapter Lan									
				GIS ID	F_881532_2844639	Assoc Pid#							
										Total	2,614,400	2,614,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HARKNESS SARA	44111	0024	02-28-2014	U	I	1,250,000	1A	Year	Code	Assessed	Year	Code	Assessed		
HARKNESS SARA P	4612	0164	02-07-1979	U	I	80,000	1	2023	1010	425,500	2022	1010	389,100		
									1010	1,791,800		1010	1,599,800		
													2021	1010	332,400
														1010	1,351,500
								Total		2,217,300	Total		1,988,900	Total	1,683,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

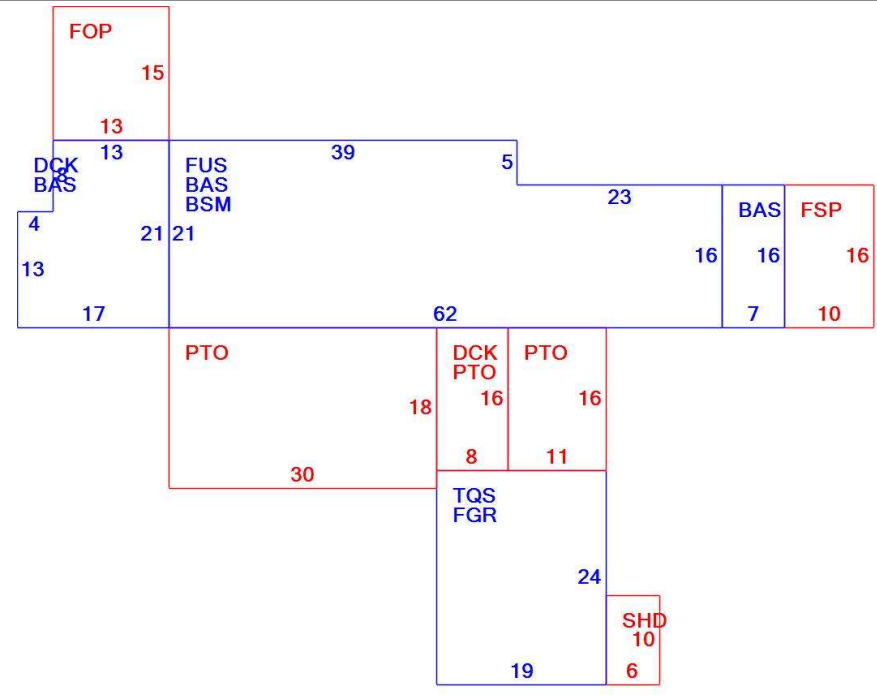
APPRAISED VALUE SUMMARY												
Appraised Bldg. Value (Card)											560,300	
Appraised Xf (B) Value (Bldg)											0	
Appraised Ob (B) Value (Bldg)											0	
Appraised Land Value (Bldg)											2,054,100	
Special Land Value											0	
Total Appraised Parcel Value											2,614,400	
Valuation Method											C	
Total Appraised Parcel Value											2,614,400	

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
2017-32	03-07-2017	MS	Miscellaneous	9,000		100		STRIP & REROOF (8 SQUARES			08-06-2015	JLF	5	1	00	Measure & Listed
2014-162	06-20-2014	NC	New Construct	125,000	08-06-2015	100		LIFT EXISTING DWELLIN AND I			06-16-2014	SJD	9		20	Field Review
											04-12-2013	VGS			20	Field Review
											05-12-2008	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	40,000	SF 8.75	1.00000	5	1.00	0090	3.661			W150	1.5000	48.05	1,922,100	
1	1010	Single Family	RC	Residual	1.000	AC 35,000.00	1.00000	5	1.00	0090	3.661				1.0000	2.94	128,100	
1	1010	Single Family	RC	Undevelop	0.530	AC 2,000.00	1.00000	0	1.00	0090	3.661	WET			1.0000	0.17	3,900	
Total Card Land Units					2.45	AC	Parcel Total Land Area					2.45	Total Land Value					2,054,100

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1187	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	1187.0	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			743,800
Interior Floor 2			Net Other Adj		34,365
Heat Fuel	03	Gas	Replace Cost		778,166
Heat Type	04	Forced Air-Duc	Year Built		1938
AC Type	03	Central	Effective Year Built		1993
Bedrooms	6		Depreciation Code		G
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		28
Total Rooms	11		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		72
Gas Fireplaces	0		Cns Sect Rcnd		560,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1187		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	1,624	1,624	1,624	198.82	322,890
BSM	Basement	0	1,187	237	39.70	47,121
DCK	Deck	0	453	45	19.75	8,947
FGR	Garage	0	456	182	79.36	36,186
FOP	Open Porch	0	195	29	29.57	5,766
FSP	Screened Porch	0	160	32	39.76	6,362
FUS	Finished Upper Story	1,187	1,187	1,187	198.82	236,004
PTO	Patio	0	844	42	9.89	8,351
SHD	Attached Shed	0	60	21	69.59	4,175
TQS	Three Quarter Story	342	456	342	149.12	67,998
Ttl Gross Liv / Lease Area		3,153	6,622	3,741		743,800

