

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOLDEN DONNE E & FRANK TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
ERVING 362 RLTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	603,700	603,700
350 POWDER POINT AVE				0 Medium		RES LAND	1010	2,888,000	2,888,000
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	21,000	21,000
Alt Prcl ID		Cyclical 8							
Scnd Home		Exemption W							
Tax Class T		District W							
Tot Fin Area 5516		Res Exem							
Total Acres .532		Assoc Pid#							
Chapter Lan									
GIS ID F_886357_2843266									
							Total	3,512,700	3,512,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HOLDEN DONNE E & FRANK TT		25910 0169	07-24-2003	U	I	775,000	1A	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	457,100	2022	1010	417,500	
									1010	2,659,100		1010	2,307,600	
									1010	18,400		1010	18,400	
							Total	3,134,600		Total	2,743,500		Total	2,440,700

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	603,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	21,000
Appraised Land Value (Bldg)	2,888,000
Special Land Value	0
Total Appraised Parcel Value	3,512,700
Valuation Method	C
Total Appraised Parcel Value	3,512,700

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

NOTES									
WALK THROUGH BEDROOM/FLOOR 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
2014-212	10-10-2014	MN	Maintenance	10,912	02-12-2016	100		REPLACE 3 DOORS AND 2 DO REPAIR/ENFORCE BT HS	02-23-2021	SJT	0		00	Measure & Listed
12594	10-27-1992	RM	Remodel	1,500		100			02-12-2016	SJD	0	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									08-04-1999	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	23,190 SF	13.68	1.00000	5	1.00	0130	4.259		W225,TN95	2.1375	124.54	2,888,000
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			2,888,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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		924,529
Heat Type	05	Hot Water	Replace Cost		33,800
AC Type	01	None	Year Built		958,328
Bedrooms	6		Effective Year Built		1942
Full Baths	4		Depreciation Code		1989
Half Baths	0		Remodel Rating		A
Extra Fixtures	2		Year Remodeled		
Total Rooms	14		Depreciation %		32
Bath Style	02	Average	Functional Obsol		5
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		63
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		603,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	3		Misc Imp Ovr		
Bsmt Area	0		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
BOAT	Boat House	L	375	80.00	1975	A	70	C	1.00	21,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,420	2,420	2,420	154.01	372,707
FGR	Garage	0	1,024	410	61.66	63,145
FOP	Open Porch	0	64	10	24.06	1,540
FUS	Finished Upper Story	2,144	2,144	2,144	154.01	330,200
PTO	Patio	0	492	25	7.83	3,850
TQS	Three Quarter Story	840	1,120	840	115.51	129,369
UAT	Unfinished Attic	0	1,024	154	23.16	23,718
Ttl Gross Liv / Lease Area		5,404	8,288	6,003		924,529

