

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
ABBOT AMY E & SARAH W TT C/O EASTERN BANK 33 ENTERPRISE ST, SUITE 10 DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	278,900	278,900
				0	Medium			RES LAND	1010	1,860,000	1,860,000
SUPPLEMENTAL DATA											
Alt Prcl ID		Scnd Home 500121		Cyclical Exemption 8							
Tax Class T		Tot Fin Area 1645		District W W							
Total Acres .92		Chapter Lan		Res Exem							
GIS ID F_886500_2843248		Assoc Pid#									
Total									2,138,900	2,138,900	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ABBOT AMY E		57688 118	02-22-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
ABBOT AMY E & SARAH W TT		46274 0100	11-16-2015	U	I	10	1A	2023	1010	215,200	2022	1010	178,000
ABBOT ANGLESEA H & SARAH W		2602 0185	01-01-1901	U	I	0	1		1010	1,633,800	2021	1010	1,395,300
Total									1,849,000	Total	1,573,300	Total	1,338,000

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total				0.00					
								Appraised Bldg. Value (Card) 278,900				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 1,860,000				
								Special Land Value 0				
								Total Appraised Parcel Value 2,138,900				
								Valuation Method C				
								Total Appraised Parcel Value 2,138,900				

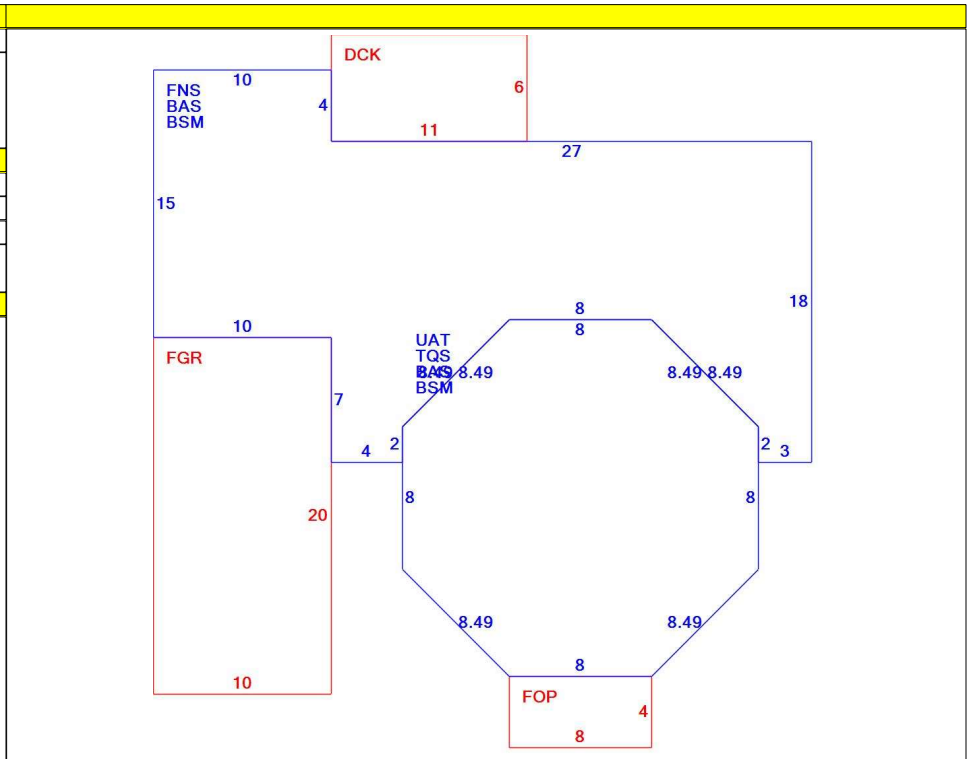
ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0130							

NOTES											
LIGHTHOUSE BUILDING											

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
2018-247	11-21-2018	MN	Maintenance	15,000		100		ROOF AND 8 WINDOWS	02-14-2019	SJT	0	1	00	Measure & Listed
2017-60	04-27-2017	MN	Maintenance	3,800		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
									08-06-1999	K&B		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	7,000 SF	34.54	1.00000	5	1.00	0130	4.259		W225,TN80	1.8000	264.79	
1	1010	Single Family	RC	Undevelop	0.760 AC	2,000.00	1.00000	0	1.00	0130	4.259			1.0000	0.20	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,860,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	952	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	26	Aluminum Sidng			B
Exterior Wall 2					S
Roof Structure	08	Irregular	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	07	Pine/Wood	COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			
Interior Floor 2			Net Other Adj		396,086
Heat Fuel	02	Oil	Replace Cost		416,235
Heat Type	05	Hot Water	Year Built		1925
AC Type	01	None	Effective Year Built		1988
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	7		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		278,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	952		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	Undeprc Value	
BAS	First Floor	840	840	840	213.41	179,263	
BSM	Basement	0	840	168	42.68	35,853	
DCK	Deck	0	66	7	22.63	1,494	
FGR	Garage	0	200	80	85.36	17,073	
FNS	Finished 90% Story	461	512	461	192.15	98,381	
FOP	Open Porch	0	32	5	33.35	1,067	
TQS	Three Quarter Story	246	328	246	160.06	52,498	
UAT	Unfinished Attic	0	328	49	31.88	10,457	
Ttl Gross Liv / Lease Area		1,547	3,146	1,856		396,086	

