

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>	
HILLSTRAND KRIS W			0 Water	0 Two-Way	0 Very Good	Description	Code	Appraised	Assessed		
HILLSTRAND LORI			0 Septic	0 Paved	0 Average	RESIDNTL	1010	1,041,100	1,041,100		
58 MOULTON RD				0 Medium		RES LAND	1010	3,041,000	3,041,000		
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	47,700	47,700		
DUXBURY MA 02332	Alt Prcl ID	Scnd Home		Cyclical	8						
	Tax Class	T		Exemption	W						
	Tot Fin Area	3836		District							
	Total Acres	1.318		Res Exem							
	Chapter Lan			Assoc Pid#							
	GIS ID	F_883556_2842626									
						Total		4,129,800	4,129,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HILLSTRAND KRIS W	46979	0186	05-27-2016	Q	I	2,480,000	00	Year	Code	Assessed	Year	Code	Assessed			
GISHOLT PAAL C	39333	0117	11-30-2010	U	I	917,366	1A	2023	1010	796,700	2022	1010	671,600			
GISHOLT PAAL C	35082	0343	09-17-2007	U	I	1,870,000	1		1010	2,803,200		1010	2,105,300			
LEONARD PAUL A JR	26929	0276	10-31-2003	Q	I	1,425,000	00		1010	42,000		1010	42,000			
HJM RLTY TRUST	16940	0182	12-15-1998	U	I	100	1F									
								Total		3,641,900	Total		2,818,900	Total		2,620,000

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			
									Appraised Bldg. Value (Card) 1,041,100			
			Total	0.00					Appraised Xf (B) Value (Bldg) 0			

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0130							

NOTES										VISIT / CHANGE HISTORY					
										Date	Id	Type	Is	Cd	Purpose/Result
										04-13-2023	SJT	5		01	Measure - No Entry
										06-10-2020	SJT	5		20	Field Review
										10-18-2016	SJD	9		01	Measure - No Entry
										04-12-2013	VGS		1	20	Field Review
										10-26-2009	KP			00	Measure & Listed
										Total Appraised Parcel Value 4,129,800					

BUILDING PERMIT RECORD										LAND LINE VALUATION SECTION					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-240	06-10-2022	AD	Addition	10,000		0		ADD TWO 9' DORMERS TO 2N		04-13-2023	SJT	5		01	Measure - No Entry
BP-20-15	04-27-2020	MN	Maintenance	3,000	06-29-2020	100		Replace 2.5 sq of white cedar shi		06-10-2020	SJT	5		20	Field Review
BP-20-6	01-13-2020	MN		30,000	06-29-2020	100	04-28-2020	Remodel Master Bath		10-18-2016	SJD	9		01	Measure - No Entry
28	01-14-2008	AD	Addition	75,000	06-30-2009	100		160'1STFL,P,3DORMERS		04-12-2013	VGS		1	20	Field Review
316	10-03-2007	RM	Remodel	10,000		100		RPL 35 WIND & 1 DOOR		10-26-2009	KP			00	Measure & Listed
388	10-27-2006	AD	Addition	10,000		100		BATHROOM							
43	02-09-2006	AD	Addition	32,000	09-07-2006	100		10X13ADD.DECK,HM OFF							

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	0130	4.259		74.54	2,981,400	
1	1010	Single Family	RC	Residual	0.400	AC	35,000.00	1.00000	5	1.00	0130	4.259	V200	3.42	59,600	
					Total Card Land Units	1.32	AC	Parcel Total Land Area					1.32	Total Land Value		3,041,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2056	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,101,415
Interior Floor 2			Net Other Adj		95,200
Heat Fuel	02	Oil	Replace Cost		1,196,615
Heat Type	05	Hot Water	Year Built		1984
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	5		Depreciation %		13
Total Rooms	9		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		1,041,100
Sq Ft Fin Bsmt	1000		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2056		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
SHD1	Shed	L	128	21.00	1985	A	70	C	1.00	1,900
FGR7	Garage - Fin U	L	528	98.00	1995	A	70	C	1.00	36,200
FGR1	Garage - 1 Sto	L	264	52.00	1995	A	70	C	1.00	9,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,080	2,080	2,080	241.06	501,410
BSM	Basement	0	2,056	411	48.19	99,077
DCK	Deck	0	358	36	24.24	8,678
FEP	Finished Enclosed Porch	0	390	234	144.64	56,409
FOP	Open Porch	0	96	14	35.15	3,375
FUS	Finished Upper Story	1,756	1,756	1,756	241.06	423,306
PTO	Patio	0	750	38	12.21	9,160
Ttl Gross Liv / Lease Area		3,836	7,486	4,569		1,101,415

