

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BORHEK ANNE E TT 50 MOULTON RD REALTY TRUST 126 KING CAESAR RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	839,400	839,400
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010	1,465,400	1,465,400
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3539 Total Acres 1.248 Chapter Lan GIS ID F_883495_2842746		Cyclical Exemption W District Res Exem Assoc Pid#		8		RESIDNTL	1010	10,500	10,500
						Total				2,315,300	2,315,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BORHEK ANNE E TT		48282 0008	04-05-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BORHEK WILLIAM F		4633 0225	03-29-1979	U	I	1	1	2023	1010	666,200	2022	1010	621,500	2021	1010	538,100
								1010	1,350,700		1010	1,012,600		1010	981,000	
								1010	7,500		1010	7,500		1010	4,700	
								Total		2,024,400	Total		1,641,600	Total		1,523,800

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									

ASSESSING NEIGHBORHOOD				NOTES				VISIT / CHANGE HISTORY						
Nbhd	Nbhd Name	B	Tracing	Batch					Date	Id	Type	Is	Cd	Purpose/Result
0130									05-29-2019	SJT	4		20	Field Review
								04-12-2013	VGS				20	Field Review
								09-28-2001	K+D		1	00	Measure & Listed	
												Total Appraised Parcel Value		2,315,300
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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
2015-80	05-11-2015	MN	Maintenance	6,500		100		REPLACE WOOD SIDING		05-29-2019	SJT	4		20	Field Review
2013-108	06-13-2013	MN	Maintenance	11,500		100		REPLACE 5 WINDOWS		04-12-2013	VGS			20	Field Review
										09-28-2001	K+D		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	0130	4.259	VIEW IS RESTRICTED BY HS	ES95	0.9500	35.41	1,416,200
1	1010	Single Family	RC	Residual	0.330 AC	35,000.00	1.00000	5	1.00	0130	4.259			1.0000	3.42	49,200
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value			1,465,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1402	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		931,027
Heat Type	04	Forced Air-Duc	Replace Cost		33,775
AC Type	01	None	Year Built		964,803
Bedrooms	3		Effective Year Built		1979
Full Baths	2		Depreciation Code		2008
Half Baths	1		Remodel Rating		E
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		13
Bath Style	02	Average	Functional Obsol		
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		87
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		839,400
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1402		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
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00		A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,458	2,458	2,458	227.08	558,163
BSM	Basement	0	1,402	280	45.35	63,582
DCK	Deck	0	512	51	22.62	11,581
FGR	Garage	0	578	231	90.75	52,455
FHS	Finished Half Story	289	578	289	113.54	65,626
FNS	Finished 90% Story	749	832	749	204.43	170,083
FSP	Screened Porch	0	210	42	45.42	9,537
Ttl Gross Liv / Lease Area		3,496	6,570	4,100		931,027

