

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
HANSEN BRITT PHILLIPS 282 KING CAESAR RD DUXBURY MA 02332			8 Sloping	0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
				0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,464,500	1,464,500	
					0 Medium	0 Bay Vw	RES LAND	1010	1,761,400	1,761,400	
SUPPLEMENTAL DATA							RESIDNTL	1010	126,200	126,200	
Alt Prcl ID			Cyclical			8					
Scnd Home			Exemption								
Tax Class T			W								
Tot Fin Area 4197			District								
Total Acres .86			Res Exem								
Chapter Lan											
GIS ID F_885102_2842179			Assoc Pid#								
							Total		3,352,100	3,352,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
HANSEN BRITT PHILLIPS	57003	259	07-07-2022	Q	I	4,501,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ULICH, RONALD	52460	77	03-11-2020	U	I	100	1	2023	1010	836,600	2022	1010	764,500	2021	1010	682,200	
ULICH RON	48121	0260	02-17-2017	U	I	1,920,000	1		1010	1,422,500		1010	935,400		1010	864,500	
NORTON CHRISTOPHER X & DOROTHY	41873	0302	08-29-2012	U	I	1,325,000	1		1010	16,500		1010	16,500		1010	10,500	
WHEELER LYDIA D & WILLIAM H	28397	0097	06-09-2004	U	I	100	1F	Total									
									2,275,600		Total		1,716,400		Total		1,557,200

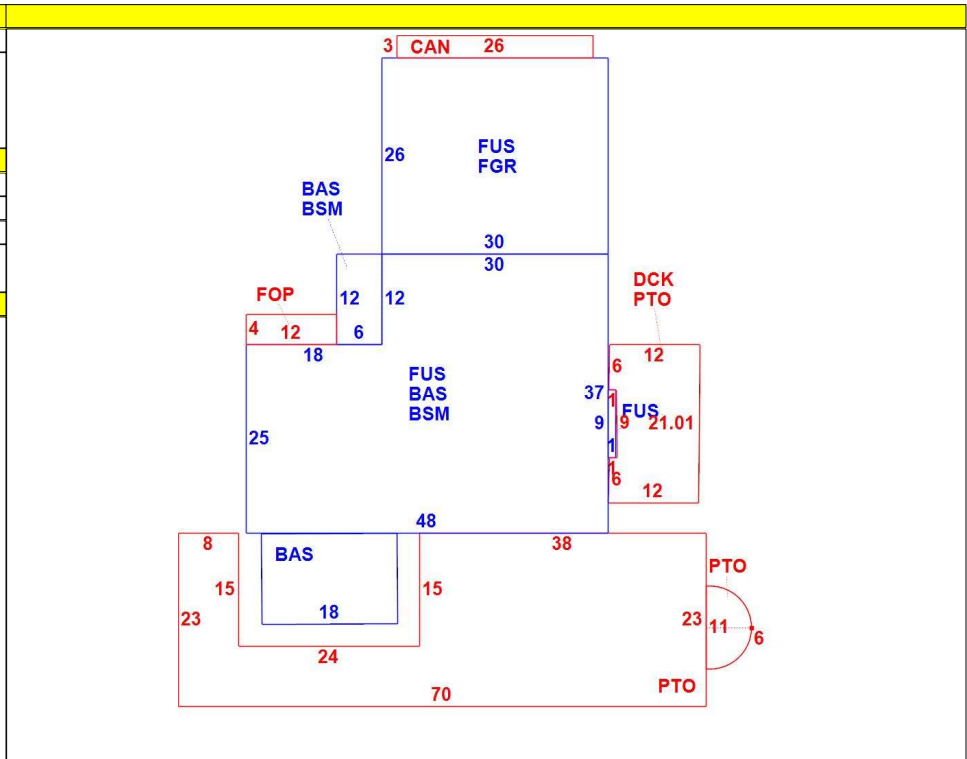
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0130														
NOTES														
Appraised Bldg. Value (Card)										1,464,500				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										126,200				
Appraised Land Value (Bldg)										1,761,400				
Special Land Value										0				
Total Appraised Parcel Value										3,352,100				
Valuation Method										C				
Total Appraised Parcel Value										3,352,100				

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	
BPO-23-150	07-14-2023	NC	New Construct	138,400	08-28-2023	5		18X36 POOL W 7X7 SPA	08-28-2023	SJT	5		06	Inspection Only	
BPO-23-167	05-17-2023	NC	New Construct	250,000	08-28-2023	30		PLAN BB-22= 26X30 S STRY P	05-10-2023	SJD	9	1	07	Measure - Info @ Door	
BPO-23-153	05-17-2023	NC	New Construct	15,000	08-28-2023	100		13X29 SLAB GRADE FOUNDAT	05-18-2020	SJT	2		20	Field Review	
BPO-22-306	08-08-2022	RM	Remodel	150,000		100	02-03-2023	Kitchen renovation. Reno 2nd flo	06-06-2019	SJT	4		20	Field Review	
2018-329	09-29-2018	DM	Demolish	14,500	04-29-2019	100	04-29-2019	DEMO EXISTING ATTACHED G	04-29-2019	SJT	5		01	Measure - No Entry	
2018-330	08-29-2018	BP	Bldg Permit	300,000	04-29-2019	100	06-06-2019	ELEVATE EXISTING RESIDENC	04-23-2018	SJD	9		01	Measure - No Entry	
2013-245	09-30-2013	RM	Remodel	3,000	07-17-2014	100		IN CONJUNCTION WITH BP-20	07-17-2014	JLF	5	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	37,500	SF	9.19	1.00000	5	1.00	0130	4.259		V120	1.2000	46.97	1,761,400
Total Card Land Units					0.86	AC	Parcel Total Land Area					0.86	Total Land Value				1,761,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1632	
Model	01	Residential	Bsmt Type	03	
Grade	12	Prime +	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,598,927
Interior Floor 2			Net Other Adj		65,250
Heat Fuel	03	Gas	Replace Cost		1,664,175
Heat Type	04	Forced Air-Duc	Year Built		1939
AC Type	03	Central	Effective Year Built		2009
Bedrooms	4		Depreciation Code		R
Full Baths	3		Remodel Rating		04
Half Baths	1		Year Remodeled		2019
Extra Fixtures	2		Depreciation %		12
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		88
Gas Fireplaces	0		Cns Sect Rcnd		1,464,500
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	1632		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	170	21.00	2013	G	85	B	1.50	4,600
GNR	GENERATOR	L	1	12400.00	2019	E	100	B	1.50	18,600
PHS	Pool House	L	1,079	143.00	2023	G	30	B	1.50	69,400
FOP	Open Porch	L	559	35.00	2023	A	70	A	2.00	27,400
SPL2	Ing Pool-Good	L	648	89.00	2023	G	5	A	2.00	5,800
SPL3	Ing Hot Tub	L	49	72.00	2023	G	5	A	2.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,848	1,848	1,848	322.95	596,812
BSM	Basement	0	1,632	326	64.51	105,282
CAN	Canopy	0	78	8	33.12	2,584
DCK	Deck	0	242	24	32.03	7,751
FGR	Garage	0	780	312	129.18	100,760
FOP	Open Porch	0	48	7	47.10	2,261
FUS	Finished Upper Story	2,349	2,349	2,349	322.95	758,610
PTO	Patio	0	1,545	77	16.10	24,867
Ttl Gross Liv / Lease Area		4,197	8,522	4,951		1,598,927

