

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOLBROOK GUY C IV			0 Water	1 Paper Street	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
HOLBROOK AMY K			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	490,900	490,900	
40 ANCHORAGE LN		SUPPLEMENTAL DATA				RES LAND	1010	2,367,500	2,367,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class Tot Fin Area 2668 Total Acres 2.49 Chapter Lan GIS ID F_879913_2843150				Cyclical Exemption W District Res Exem	1010	69,100	69,100	
						Total		2,927,500	2,927,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HOLBROOK GUY C IV		40672 0240	12-02-2011	Q	I	1,185,000	00	Year	Code	Assessed	Year	Code	Assessed			
WILDLANDS TRUST INC		39924 0001	05-12-2011	U	I	1K		2023	1010	373,000	2022	1010	341,200			
ABBOTT WM S ET AL TRS		9365 0222	12-31-1985	U	I	1	1		1010	2,065,200		1010	1,785,800			
									1010	48,100		1010	34,000			
Total								2,486,300		Total		2,161,000		Total		1,850,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			490,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			69,100
Appraised Land Value (Bldg)			2,367,500
Special Land Value			0
Total Appraised Parcel Value			2,927,500
Valuation Method			C
Total Appraised Parcel Value			2,927,500

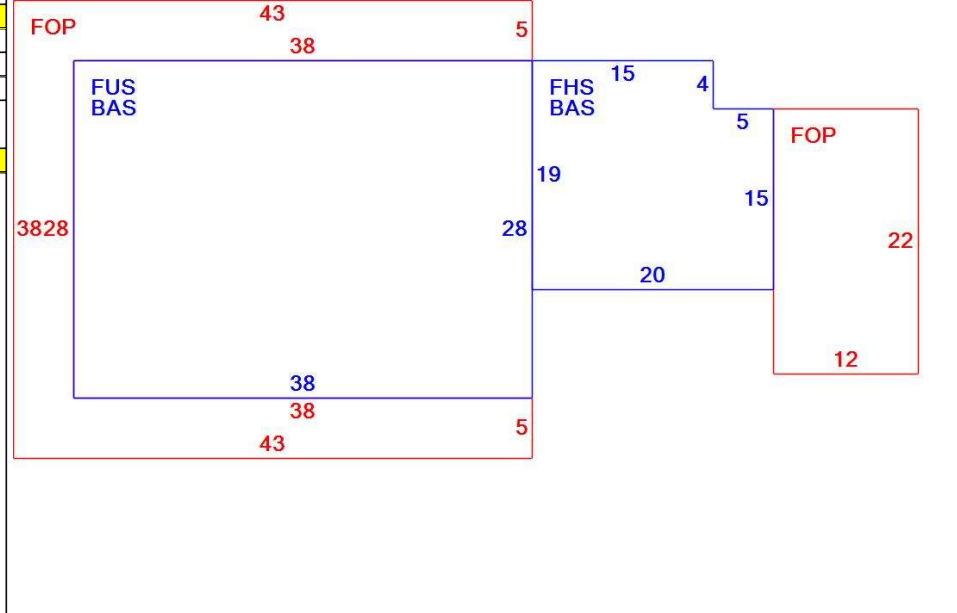
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
13332	07-22-1994	RM	Remodel	1,000		100		10X12 SEC OF ATT SH	11-24-2021	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									09-20-2012	KP	6		30	Quality Control
									11-28-2011	KP		6	01	Measure - No Entry

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	0090	3.661		V175	1.7500	56.06	2,242,500	
1	1010	Single Family	RC	Residual	0.940 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	120,400	
1	1010	Single Family	RC	Undevelop	0.630 AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	4,600	
Total Card Land Units					2.49 AC	Parcel Total Land Area					2.49	Total Land Value					2,367,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	07	Propane			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	3				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id	C	Own	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	571,151
Replace Cost	27,550
Year Built	1837
Effective Year Built	2003
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	490,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	264	21.00	1980	A	70	C	1.00	3,900
BRN1	Barn - 1 Story	L	1,408	39.00	1980	A	70	C	1.00	38,400
SHD1	Shed	L	384	21.00	1980	A	70	C	1.00	5,600
PTO	Patio	L	2,018	15.00	2015	A	70	C	1.00	21,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	204.49	291,199
FHS	Finished Half Story	180	360	180	102.25	36,809
FOP	Open Porch	0	834	125	30.65	25,562
FUS	Finished Upper Story	1,064	1,064	1,064	204.49	217,581
Ttl Gross Liv / Lease Area		2,668	3,682	2,793		571,151

