

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HINES ROBERT E			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
HINES JERRI C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	379,600	379,600
6 OLD NORTH ST		SUPPLEMENTAL DATA			RESIDNTL	1010	339,700	339,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2278 Total Acres 1.123 Chapter Lan GIS ID F_860711_2858070			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100
						Total	721,400	721,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HINES ROBERT E		28760 0298	07-29-2004	Q	I	470,000	00	Year	Code	Assessed	Year	Code	Assessed
BLACKWELL LESLIE L		24225 0050	02-14-2003	U	I	1	1F	2023	1010	314,400	2022	1010	294,800
BLACKWELL LESLIE L		19838 0327	05-15-2001	U	I	1	1		1010	353,300		1010	291,100
									1010	1,400		1010	1,400
						Total		669,100	Total	587,300	Total	524,400	

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	379,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,100
Appraised Land Value (Bldg)	339,700
Special Land Value	0
Total Appraised Parcel Value	721,400
Valuation Method	C
Total Appraised Parcel Value	721,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

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
2019-5	01-08-2019	RM	Remodel	68,775		100		BASEMENT USING OWENS CO	03-21-2019	SJT	5		01	Measure - No Entry
2017-181	08-29-2017	MN	Maintenance	25,621		100		INSTALL VINYL SIDING AND RE	09-18-2018	SJD			20	Field Review
2013-199	10-18-2013	MN	Maintenance	3,075		100		RPL WINDOWS	04-12-2013	VGS			20	Field Review
20010243	06-28-2001	MN	Maintenance	8,000		100		STRIP&RESHINGLE ROOF	06-17-2005	KP		1	00	Measure & Listed
12161	12-13-1991	RM	Remodel			100		INSTALL STOVE						

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000	PROXIMITY TO RT 3	TN95	0.9500	8.75	332,500
1	1010	Single Family	PD	Residual	0.205 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	7,200
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			339,700

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	00	Gambrel	Bsmt Area	1472				
Model	01	Residential	Bsmt Type	00				
Grade	05	Ave/Good	Unfin Area	0.00	N/A			
Stories	1.9							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne		
Exterior Wall 2					B	S		
Roof Structure	07	Gambrel	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				486,532		
Interior Floor 2			Net Other Adj			48,165		
Heat Fuel	02	Oil	Replace Cost			534,698		
Heat Type	05	Hot Water	Year Built			1974		
AC Type	01	None	Effective Year Built			1992		
Bedrooms	3		Depreciation Code			A		
Full Baths	2		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	1		Depreciation %			29		
Total Rooms	8		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	1		Condition %					
Extra Openings	0		Percent Good			71		
Gas Fireplaces	0		Cns Sect Rcnld			379,600		
Sq Ft Fin Bsmt	766		Dep % Ovr					
FBM Quality	03	Average	Dep Ovr Comment					
Foundation	06	Poured Conc	Misc Imp Ovr					
Bsmt Garage	2		Misc Imp Ovr Comment					
Bsmt Area	1472		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	140	21.00	1980	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,472	1,472	1,472	187.20	275,558
BGR	Basement Gar	0	576	0	0.00	0
BSM	Basement	0	1,472	294	37.39	55,037
DCK	Deck	0	272	27	18.58	5,054
FNS	Finished 90% Story	806	896	806	168.40	150,883
Ttl Gross Liv / Lease Area		2,278	4,688	2,599		486,532

