

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOLLAND THOMAS S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
HOLLAND PAULA B			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	490,900	490,900
PO BOX 212				0 Medium		RES LAND	1010	546,100	546,100
DUXBURY MA 02331		SUPPLEMENTAL DATA				RESIDNTL	1010	1,900	1,900
Alt Prcl ID		Cyclical 9							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2539		District							
Total Acres 1.298		Res Exem							
Chapter Lan									
GIS ID F_876556_2837351		Assoc Pid#							
Total								1,038,900	1,038,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOLLAND THOMAS S		4429 0013	04-04-1978	U	I	75,700	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	366,600	2022	1010	306,000
									1010	649,500		1010	500,700
									1010	1,300		1010	1,300
Total								1,017,400		Total		808,000	
								Total		Total		722,800	

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				
0080					Appraised Bldg. Value (Card)	490,900		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	1,900		
					Appraised Land Value (Bldg)	546,100		
					Special Land Value	0		
					Total Appraised Parcel Value	1,038,900		
					Valuation Method	C		
Total Appraised Parcel Value					1,038,900			

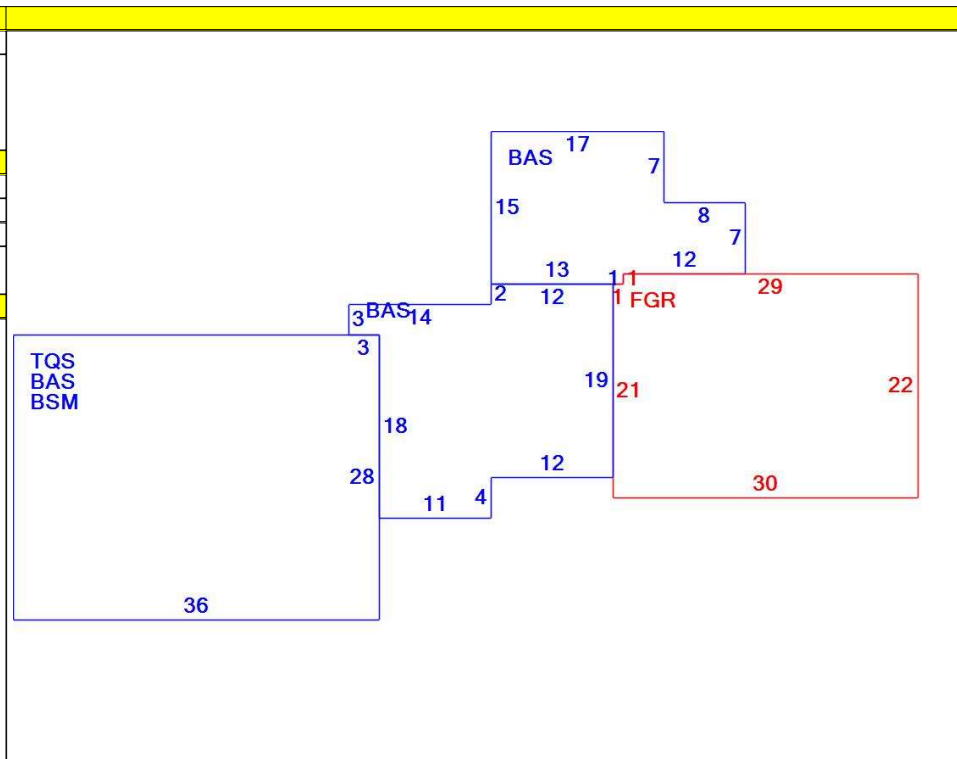
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
379	08-09-2004	AD	Addition	26,000		100		15X17 ONE STRY ADD	04-12-2013	VGS			20	Field Review
10870	06-13-1988	AD	Addition		01-08-1991	100		ADDITION TO KITCHEN	10-02-2006	KP		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	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.380 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	20,000
Total Card Land Units					1.30 AC	Parcel Total Land Area					1.30	Total Land Value			546,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1008				

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

COST / MARKET VALUATION		
Net Other Adj		643,784
Replace Cost		28,710
Year Built		1952
Effective Year Built		1994
Depreciation Code		G
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		73
Cns Sect Rcnld		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	130	21.00	1988	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,783	1,783	1,783	214.24	381,985
BSM	Basement	0	1,008	202	42.93	43,276
FGR	Garage	0	659	264	85.83	56,559
TQS	Three Quarter Story	756	1,008	756	160.68	161,964
Ttl Gross Liv / Lease Area		2,539	4,458	3,005		643,784



40 PRIOR FARM RD

