

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PHILLIPS FRANK E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
PHILLIPS KATHLEEN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	100,200	100,200
42 PILGRIM RD		SUPPLEMENTAL DATA			RES LAND	1010	526,300	526,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 814 Total Acres .919 Chapter Lan GIS ID F_879154_2837837			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,600	2,600
						Total	629,100	629,100	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PHILLIPS FRANK E		44604	0339	08-04-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
PHILLIPS F ERIC		P99P0	0	03-16-1999	U	I	0	1A	2023	1010	108,000	2022	1010	94,000
										1010	626,000		1010	482,600
										1010	1,700		1010	1,700
						Total	735,700	Total	578,300	Total	496,900			

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)	100,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	526,300
Special Land Value	0
Total Appraised Parcel Value	629,100
Valuation Method	C
Total Appraised Parcel Value	629,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

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
									08-18-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									05-20-2008	BSB		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	40,016 SF	8.75	1.00000	5	1.00	0080	1.503	HSE AN UNDERINPRVMNT O	1.0000	13.15	526,300	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			526,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	03	Average	Unfin Area	0.00	None
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			136,118
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	02	Oil	Replace Cost		141,118
Heat Type	05	Hot Water	Year Built		1930
AC Type	01	None	Effective Year Built		1992
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		100,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	01	Posts Piers	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	1995	A	70	C	1.00	1,800
SHD1	Shed	L	56	21.00	1980	A	70	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	814	814	814	157.91	128,539
DCK	Deck	0	190	19	15.79	3,000
FEP	Finished Enclosed Porch	0	16	10	98.69	1,579
FSP	Screened Porch	0	96	19	31.25	3,000
Ttl Gross Liv / Lease Area		814	1,116	862		136,118

