

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PHALEN MICHAEL B			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
PHALEN ALLISON R			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	781,300	781,300
25 HAWKINS PL		SUPPLEMENTAL DATA				RES LAND	1010	576,400	576,400
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2886 Total Acres .35 Chapter Lan GIS ID F_878067_2836189		Cyclical 9 Exemption W District Res Exem Assoc Pid#					
						Total		1,357,700	1,357,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PHALEN MICHAEL B		48719 0225	07-28-2017	U	I	870,000	1	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
SEGAL LISA E		31786 0328	11-25-2005	U	I	1	1F	2023	1010	599,300	2022	1010	550,100	2021	1010	495,400
ROSENFELD JAY E		15605 0171	10-30-1997	U	I	440,000	1		1010	598,800		1010	636,000		1010	542,400
RHB DEVELOPMENT INC		15229 0200	06-06-1997	U	I	97,000	1									
						Total		1,198,100		Total		1,186,100		Total		1,037,800

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												

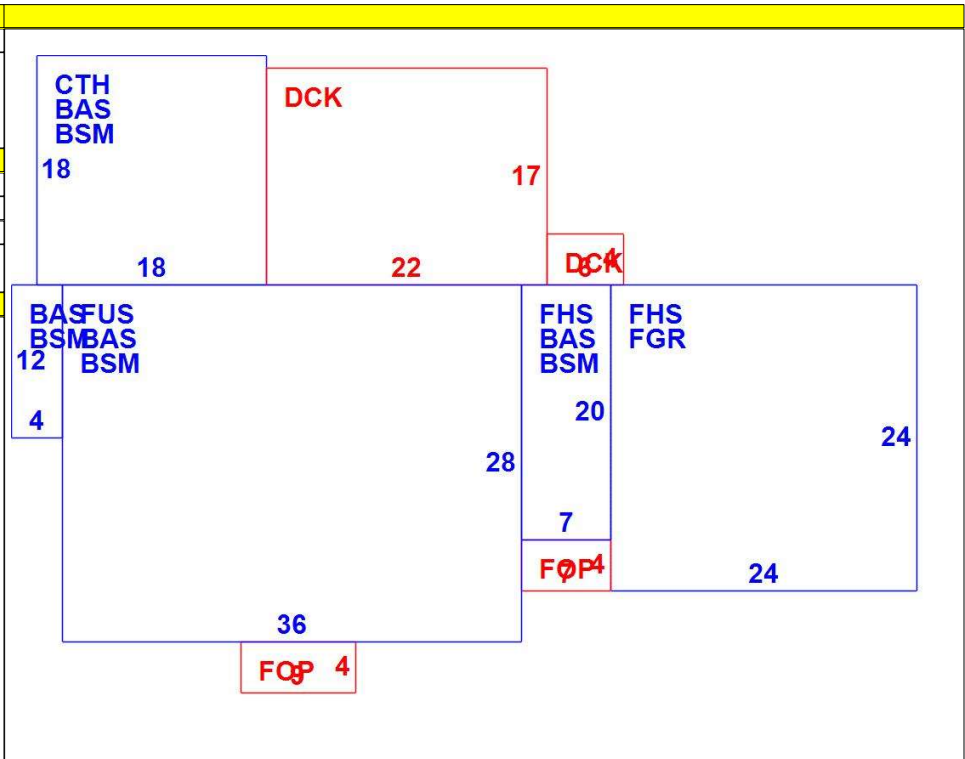
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0094					Appraised Bldg. Value (Card)			781,300		
					Appraised Xf (B) Value (Bldg)			0		
					Appraised Ob (B) Value (Bldg)			0		
					Appraised Land Value (Bldg)			576,400		
					Special Land Value			0		
					Total Appraised Parcel Value			1,357,700		
					Valuation Method			C		
					Total Appraised Parcel Value			1,357,700		

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
QPO-22-111	06-10-2022	MN	Maintenance	16,852		100	06-10-2022	NEW ROOF	05-25-2018	SJD	9		01	Measure - No Entry
15166	10-15-1998	RM	Remodel	12,000	04-14-1999	100		FINISH BASEMENT	04-12-2013	VGS			20	Field Review
14526	06-09-1997	NC	New Construct	160,000	11-28-1997	100		2STRY DWEL28X36 GAR	02-22-2010	K-D	1	00	Measure & Listed	
14525	06-09-1997	DM	Demolish	2,000		100		DEMOLISH EXST DWELL						

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	15,687	SF	18.58	1.00000	5	1.00	0094	1.978		1.0000	36.74	576,400
Total Card Land Units					0.36	AC	Parcel Total Land Area					0.36	Total Land Value			576,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1520	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		860,809
Interior Floor 2			Replace Cost		69,300
Heat Fuel	02	Oil	Year Built		1997
Heat Type	05	Hot Water	Effective Year Built		2005
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		16
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		781,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	900		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1520		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,520	1,520	1,520	245.81	373,624
BSM	Basement	0	1,520	304	49.16	74,725
CTH	Cathedral Ceiling	0	324	32	24.28	7,866
DCK	Deck	0	398	40	24.70	9,832
FGR	Garage	0	576	230	98.15	56,535
FHS	Finished Half Story	358	716	358	122.90	87,998
FOP	Open Porch	0	64	10	38.41	2,458
FUS	Finished Upper Story	1,008	1,008	1,008	245.81	247,771
Ttl Gross Liv / Lease Area		2,886	6,126	3,502		860,809

