

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BROCK THOMAS M & VIVIAN S TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
VSB REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,298,700	1,298,700	
38 HAWKINS PL		SUPPLEMENTAL DATA			RES LAND	1010	722,200	722,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3819 Total Acres 1.52 Chapter Lan GIS ID F_878355_2836322			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,500	10,500	
						Total		2,031,400	2,031,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BROCK THOMAS M & VIVIAN S TT		39774 0262	03-23-2011	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
BROCK THOMAS M		39555 0122	01-18-2011	U	I	100	1A	2023	1010	1,001,800	2022	1010	921,600	2021	1010	774,500
VSB REALTY TRUST		23781 0034	02-24-2002	U	I	100	1F		1010	751,100		1010	793,500		1010	670,300
BROCK THOMAS M		14514 0106	07-16-1996	Q	I	611,000	00		1010	7,700		1010	7,700		1010	4,300
RHB DEVELOPMENT INC		14099 0071	01-25-1996	Q	I	625,000	00	Total		1,760,600	Total		1,722,800	Total		1,449,100

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0094			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,298,700
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			10,500
Appraised Land Value (Bldg)			722,200
Special Land Value			0
Total Appraised Parcel Value			2,031,400
Valuation Method			C
Total Appraised Parcel Value			2,031,400

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
117	09-23-2008	MN	Maintenance	24,000		100		ROOF		03-16-2021	SJD	10	1	00	Measure & Listed
13933	12-27-1995	NC	New Construct	215,000	03-27-1997	100		2 STRY DWEL,GAR,PORC		03-17-2015	SJD	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										03-02-2010	K-D		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	0094	1.978		1.0000	17.31	692,300
1	1010	Single Family	RC	Residual	0.422 AC	35,000.00	1.00000	5	1.00	0094	1.978		1.0000	1.59	29,200
1	1010	Single Family	RC	Undevelop	0.179 AC	2,000.00	1.00000	0	1.00	0094	1.978		1.0000	0.09	700
Total Card Land Units					1.52 AC	Parcel Total Land Area					1.52	Total Land Value			722,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1974	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	04	Hip			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	05	Hot Water	Net Other Adj		1,404,045
AC Type	03	Central	Replace Cost		1,546,020
Bedrooms	4		Year Built		1996
Full Baths	4		Effective Year Built		2005
Half Baths	1		Depreciation Code		A
Extra Fixtures	6		Remodel Rating		
Total Rooms	11		Year Remodeled		
Bath Style	02	Average	Depreciation %		16
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	1472		Percent Good		84
FBM Quality	04	Above Average	Cns Sect Rcnld		1,298,700
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1974		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
GNR	GENERATOR	L	1	12400.00	2008	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,974	1,974	1,974	293.24	578,861
BSM	Basement	0	1,974	395	58.68	115,831
CTH	Cathedral Ceiling	0	502	50	29.21	14,662
FEP	Finished Enclosed Porch	0	256	154	176.40	45,159
FGR	Garage	0	840	336	117.30	98,529
FNS	Finished 90% Story	518	576	518	263.71	151,900
FOP	Open Porch	0	92	14	44.62	4,105
FUS	Finished Upper Story	1,327	1,327	1,327	293.24	389,133
WDK	Deck	0	195	20	30.08	5,865
Ttl Gross Liv / Lease Area		3,819	7,736	4,788		1,404,045

