

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HILL JOHN W			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
HILL ELLIZABETH M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	325,700	325,700
PO BOX 57				0 Heavy		RES LAND	1010	1,255,100	1,255,100
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 9					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 1823				District					
Total Acres .84				Res Exem					
Chapter Lan									
GIS ID F_879616_2835589				Assoc Pid#					
						Total		1,580,800	1,580,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HILL JOHN W		3524 0104	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	242,800	2022	1010	202,400
									1010	1,095,900		1010	750,100
								Total		1,338,700	Total		952,500
								Total			Total		830,600

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)	325,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,255,100
Special Land Value	0
Total Appraised Parcel Value	1,580,800
Valuation Method	C
Total Appraised Parcel Value	1,580,800

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

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
QPO-20-98	09-09-2020	MN	Maintenance	4,500		100		Strip & Reshingle 6 sf asphalt roo		04-12-2013	VGS			20	Field Review
14098	06-24-1996	MN	Maintenance	4,000	09-08-1997	100		STRIP & REROOF		05-21-2008	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	36,590 SF	9.37	1.00000	5	1.00	0090	3.661			1.0000	34.30	1,255,100
Total Card Land Units					0.84	AC	Parcel Total Land Area					0.84	Total Land Value			1,255,100

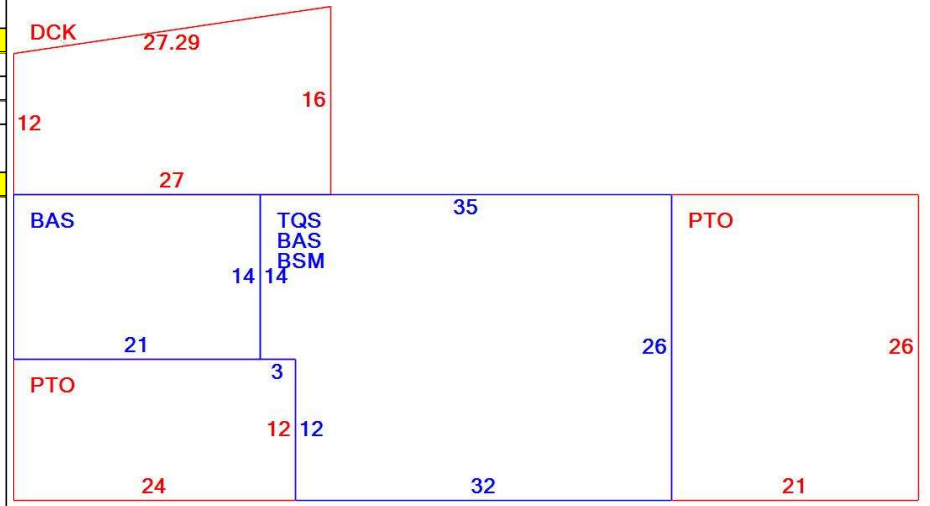
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	874	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof 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	Net Other Adj		454,108
Heat Type	04	Forced Air-Duc	Replace Cost		17,940
AC Type	01	None	Year Built		472,048
Bedrooms	3		Effective Year Built		1950
Full Baths	2		Depreciation Code		1990
Half Baths	0		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		31
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		69
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		325,700
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	1		Misc Imp Ovr		
Bsmt Area	874		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA

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

COST / MARKET VALUATION

Net Other Adj	454,108
Replace Cost	17,940
Year Built	472,048
Effective Year Built	1950
Depreciation Code	1990
Remodel Rating	A
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	325,700
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	218.43	255,122
BSM	Basement	0	874	175	43.74	38,225
DCK	Deck	0	378	38	21.96	8,300
PTO	Patio	0	834	42	11.00	9,174
TQS	Three Quarter Story	656	874	656	163.94	143,287
Ttl Gross Liv / Lease Area		1,824	4,128	2,079		454,108



120 WASHINGTON ST

