

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOROWITZ EMIL R			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
SINGER ALLAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	384,500	384,500
38 HILLCREST RD		SUPPLEMENTAL DATA				RES LAND	1010	1,869,000	1,869,000
WESTON MA 02493		Alt Prcl ID Scnd Home 500504 Tax Class T Tot Fin Area 2016 Total Acres .199 Chapter Lan GIS ID F_880112_2834964				RESIDNTL	1010	13,100	13,100
				Cyclical Exemption W W District Res Exem Assoc Pid#					
							Total	2,266,600	2,266,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
HOROWITZ EMIL R		12253 0276	09-30-1993	Q	I	425,000	00	Year	Code	Assessed	Year	Code	Assessed	
WADSWORTH REALTY TRUST		5148 0402	09-28-1993	Q	I	425,000	00	2023	1010	295,600	2022	1010	243,800	
									1010	2,184,300		1010	1,608,900	
									1010	10,100		1010	10,100	
							Total	2,490,000		Total	1,862,800		Total	1,742,100

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	384,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,100
Appraised Land Value (Bldg)	1,869,000
Special Land Value	0
Total Appraised Parcel Value	2,266,600
Valuation Method	C
Total Appraised Parcel Value	2,266,600

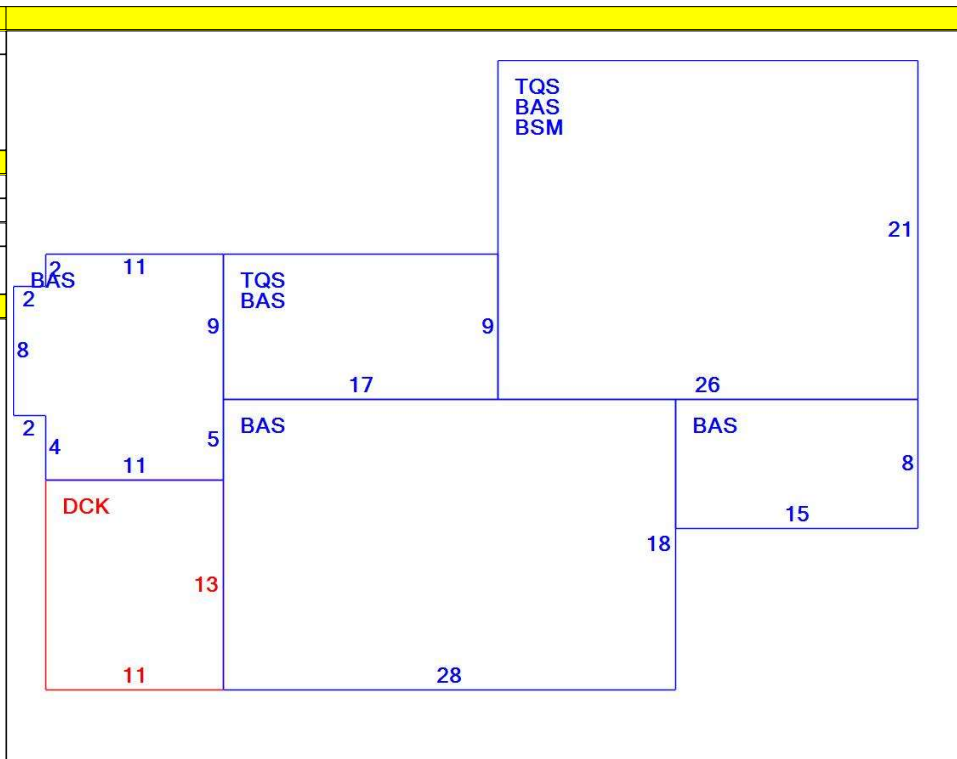
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
13555	01-27-1995	NC	New Construct	11,000	06-04-1996	100		14X14 SUN RM & DECK	04-12-2013	VGS			20	Field Review
13012	11-12-1993	RM	Remodel	1,000	01-01-1994	100		SKY LGT KITCHEN	06-21-2000	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	8,656 SF	29.49	1.00000	5	1.00	0090	3.661		W200	2.0000	215.92	1,869,000
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			1,869,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	546	
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	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	546				

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

COST / MARKET VALUATION			
Net Other Adj		521,521	
Replace Cost		20,010	
Year Built		541,531	
Effective Year Built		1925	
Depreciation Code		1992	
Remodel Rating		G	
Year Remodeled			
Depreciation %		29	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		71	
Cns Sect Rcnld		384,500	
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
FGR1	Garage - 1 Sto	L	360	52.00	1980	A	70	C	1.00	13,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,493	1,493	1,493	243.70	363,846
BSM	Basement	0	546	109	48.65	26,563
DCK	Deck	0	143	14	23.86	3,412
TQS	Three Quarter Story	524	699	524	182.69	127,700
Ttl Gross Liv / Lease Area		2,017	2,881	2,140		521,521

