

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HOLBROOK GUY C III			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	
HOLBROOK LAURINE V			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	285,600	285,600	
PO BOX 293				0 Heavy		RES LAND	1090	470,400	470,400	
		SUPPLEMENTAL DATA				RESIDNTL	1090	2,000	2,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3035 Total Acres .920 Chapter Lan		Cyclical 5 Exemption 22E W District HISTORIC ATM 2011 Res Exem						
GIS ID F_876340_2839482		Assoc Pid#						Total	758,000	758,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOLBROOK GUY C III		45856 0020	07-29-2015	U	I	100	1	Year	Code	Assessed	Year	Code	Assessed
HOLBROOK GUY C III		44563 0091	05-19-2015	Q	I	410,000	00	2023	1090	282,100	2022	1090	254,700
MILES FRANKLAND W JR & MILES PRIS		17964 0236	10-19-1999	U	I	1	1A		1090	504,900		1090	320,800
									1090	1,400		1090	1,400
								Total	788,400	Total	576,900	Total	519,200

EXEMPTIONS		OTHER ASSESSMENTS						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	22E	22E VETERAN	1000.00					
		Total	1,000.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	285,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	470,400
Special Land Value	0
Total Appraised Parcel Value	758,000
Valuation Method	C
Total Appraised Parcel Value	758,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES			

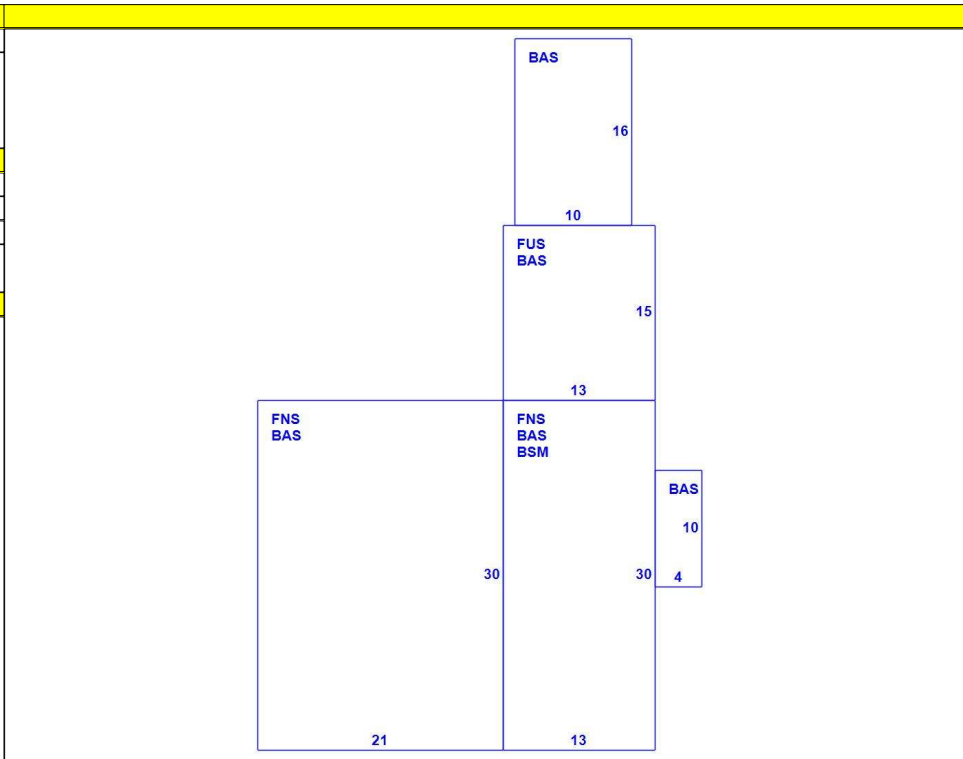
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
11900	05-17-1991	MN	Maintenance	4,000		100		STRIP & RESHINGLE	05-13-2016	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									10-10-2012	KP	6		30	Quality Control
									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	1090	Multi Houses	RC	Primary	40,089 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,400
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	390	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
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	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	01	Old Style			
Kitchen Style	01	Old Style			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	390				

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

COST / MARKET VALUATION	
	354,807
Net Other Adj	17,200
Replace Cost	372,007
Year Built	1750
Effective Year Built	1988
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnd	249,200
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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400
LNT	Lean To	L	84	10.00	1985	A	70	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,415	1,415	1,415	136.15	192,652
BSM	Basement	0	390	78	27.23	10,620
FNS	Finished 90% Story	918	1,020	918	122.54	124,986
FUS	Finished Upper Story	195	195	195	136.15	26,549
Ttl Gross Liv / Lease Area		2,528	3,020	2,606		354,807



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOLBROOK GUY C III HOLBROOK LAURINE V PO BOX 293 DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	285,600	285,600
		SUPPLEMENTAL DATA			0 Heavy		RES LAND	1090	470,400
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3035 Total Acres .920 Chapter Lan GIS ID F_876340_2839482			Cyclical 5 Exemption 22E W District HISTORIC ATM 2011 Res Exem Assoc Pid#	RESIDNTL	1090	2,000	2,000
						Total	758,000	758,000	

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HOLBROOK GUY C III		44563 0091	05-19-2015	Q	I	410,000	00	2023	1090	282,100	2022	1090	254,700
MILES FRANKLAND W JR & MILES PRIS		17964 0236	10-19-1999	U	I	1	1A		1090	504,900		1090	320,800
									1090	1,400		1090	1,400
						Total		Total	788,400	Total	576,900	Total	519,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2023	22E	22E VETERAN	1000.00					
		Total	1,000.00					

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ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0060	1.341		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.92	Total Land Value				0

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	05	Bungalow	Bsmt Area	0			
Model	01	Residential	Bsmt Type	06			
Grade	02	Below Average	Unfin Area	0.00	None		
Stories	1		CONDO DATA				
Occupancy	1		Parcel Id		C	Own	
Exterior Wall 1	14	Wood Shingle			B	S	
Exterior Wall 2			Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable	Condo Flr				
Roof Cover	03	Asphalt	Condo Unit				
Interior Wall 1	05	Drywall	COST / MARKET VALUATION				
Interior Wall 2	07	Pine/Wood					
Interior Floor 1	09	Pine/Soft Wood					
Interior Floor 2							
Heat Fuel	03	Gas	Net Other Adj		91,573		
Heat Type	11	Other	Replace Cost		6,800		
AC Type	03	Central	Year Built		98,373		
Bedrooms	0		Effective Year Built		1750		
Full Baths	1		Depreciation Code		1988		
Half Baths	0		Remodel Rating		A		
Extra Fixtures	0		Year Remodeled				
Total Rooms	2		Depreciation %		33		
Bath Style	01	Old Style	Functional Obsol		30		
Kitchen Style	01	Old Style	External Obsol				
Extra Kitchens	0		Trend Factor		1,000		
Fireplaces	1		Condition				
Extra Openings	0		Condition %				
Gas Fireplaces	0		Percent Good		37		
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		36,400		
FBM Quality			Dep % Ovr				
Foundation	06	Poured Conc	Dep Ovr Comment				
Bsmt Garage	0		Misc Imp Ovr				
Bsmt Area	0		Misc Imp Ovr Comment				
			Cost to Cure Ovr				
			Cost to Cure Ovr Comment				

FHS BAS	BAS
8	18
19	18

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	486	486	486	164.11	79,757	
FHS	Finished Half Story	72	144	72	82.05	11,816	
Ttl Gross Liv / Lease Area		558	630	558		91,573	

