

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POLLOCK PATRICK			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
POLLOCK MELISSA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	922,900	922,900	
50 AMOS SAMPSON LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	538,000	538,000		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 9		RESIDNTL	1010	32,600	0		
		Scnd Home	Exemption							<b>VISION</b>
		Tax Class T	W							
		Tot Fin Area 3743	District							
		Total Acres 3.248	Res Exem							
		Chapter Lan	Assoc Pid#							
		GIS ID F_878005_2837348			Total 1,493,500 1,460,900					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POLLOCK PATRICK		47571 0305	10-07-2016	Q	I	922,000	00	Year	Code	Assessed	Year	Code	Assessed
KNAPP CHRISTINE M		14491 0350	07-03-1996	U	V	100	1F	2023	1010	703,400	2022	1010	826,000
KNAPP ROBERT M		10659 0292	12-24-1991	Q	V	145,000	00		1010	640,200		1010	497,400
									1010	0		1010	0
								Total		1,343,600	Total		1,323,400
								Total			Total		1,111,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

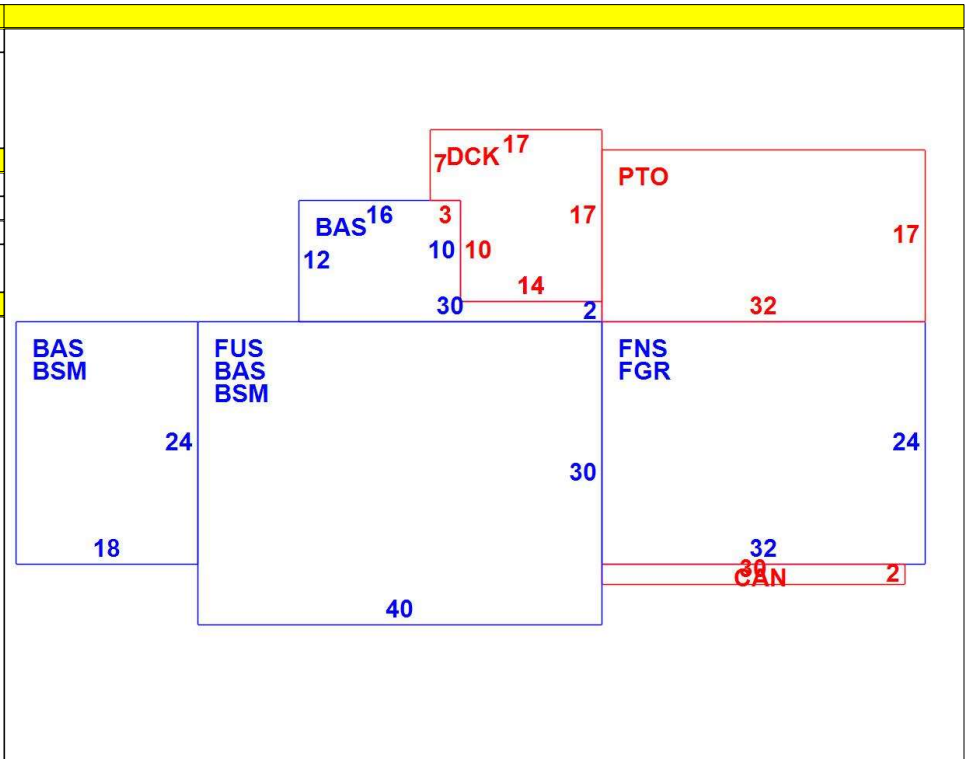
  

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										922,900			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										32,600			
Appraised Land Value (Bldg)										538,000			
Special Land Value										0			
Total Appraised Parcel Value										1,493,500			
Valuation Method										C			
Total Appraised Parcel Value										1,493,500			

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
BP-20-72	03-16-2020	RM	Remodel	50,000		100	07-20-2021	KITCHEN REMODEL No inspect		02-07-2022	SJT	0		06	Inspection Only
BP-19-108	04-01-2019	SP		31,931	07-17-2019	100		SOLAR PANELS		07-17-2019	SJT	5		01	Measure - No Entry
2018-233	10-31-2018	MN	Maintenance	3,323		100		1 DOOR		06-14-2019	SJT	4		30	Quality Control
14621	08-13-1997	NC	New Construct	6,000	05-14-1998	100		ADD 10X12 FLR IN 2ST		06-08-2017	SJD	9		01	Measure - No Entry
13894	11-09-1995	NC	New Construct	5,000	06-04-1996	100		16X20 DECK		04-12-2013	VGS			20	Field Review
12166	12-17-1991	NC	New Construct	205,000	11-06-1992	100		2STY W/ELLS,GAR W/RM		06-06-2008	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	32,670 SF	10.28	1.00000	5	1.00	0080	1.503	EASEMENT	1.0000	15.45	504,700	
1	1010	Single Family	RC	Residual	0.519 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	27,300	
1	1010	Single Family	RC	Undevelop	1.982 AC	2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	6,000	
Total Card Land Units					3.25 AC	Parcel Total Land Area					3.25	Total Land Value			538,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1632	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,026,116
Interior Floor 2			Replace Cost		59,675
Heat Fuel	02	Oil	Year Built		1,085,790
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		2006
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		15
Extra Fixtures	2		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		85
Extra Openings	1		Cns Sect Rcnd		922,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	404		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1632		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
SLR	Solar Panels	L	31	1050.00	2019	E	100	B	1.50	32,600

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,852	1,852	1,852	231.37	428,493	
BSM	Basement	0	1,632	326	46.22	75,426	
CAN	Canopy	0	60	6	23.14	1,388	
DCK	Deck	0	259	26	23.23	6,016	
FGR	Garage	0	768	307	92.49	71,030	
FNS	Finished 90% Story	691	768	691	208.17	159,875	
FUS	Finished Upper Story	1,200	1,200	1,200	231.37	277,641	
PTO	Patio	0	544	27	11.48	6,247	
Ttl Gross Liv / Lease Area		3,743	7,083	4,435		1,026,116	

