

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HENDERSON JAMES			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed
MOREIRA HELEN			0 Septic	0 Paved	0 Average	RESIDNTL	1010	1,543,600	1,543,600
7 CHRISTMAS TREE WAY		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	532,100	532,100
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5			RESIDNTL	1010	8,700	8,700
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 5635	District						
		Total Acres 1.253	Res Exem						
		Chapter Lan							
		GIS ID F_878530_2838557	Assoc Pid#						
						Total		2,084,400	2,084,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HENDERSON JAMES		53709 245	10-28-2020	Q	I	1,600,000	00	Year	Code	Assessed	Year	Code	Assessed
HULME JOHN A JR		10250 0136	04-29-1991	Q	V	135,000	00	2023	1010	1,165,800	2022	1010	1,063,700
									1010	632,800		1010	488,100
									1010	6,300			663,500
						Total		1,804,900	Total		1,551,800	Total	1,563,400

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

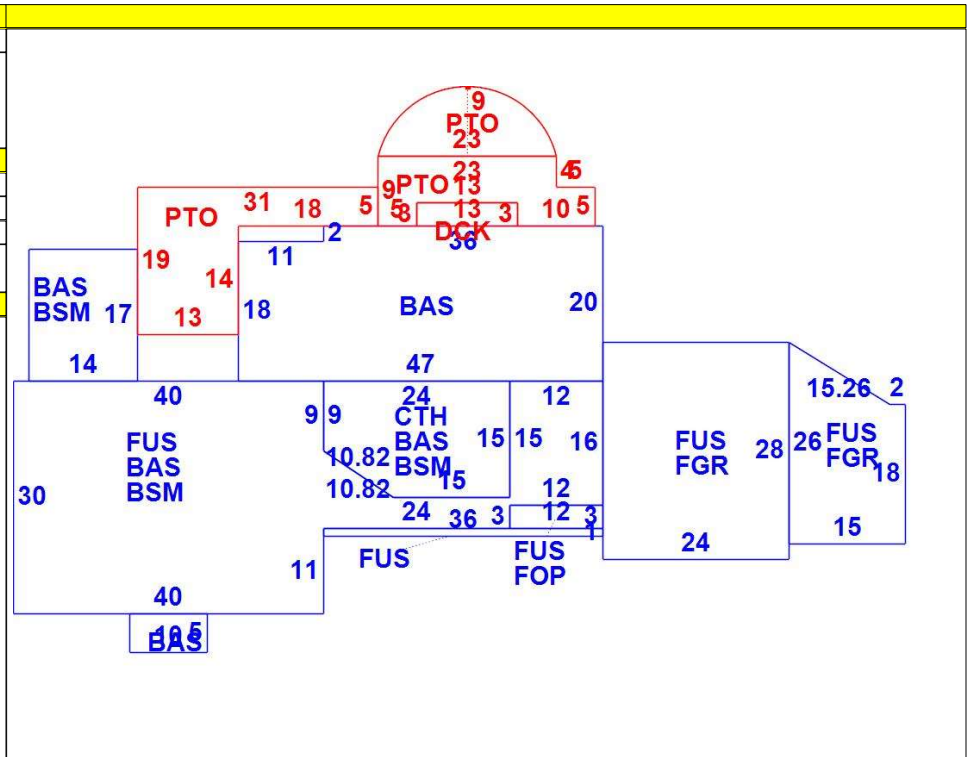
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,543,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	532,100
Special Land Value	0
Total Appraised Parcel Value	2,084,400
Valuation Method	C
Total Appraised Parcel Value	2,084,400

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
QPO-22-52	12-30-2022	MN	Maintenance	3,600		100	12-30-2022	LINER INSTALLATION	06-14-2021	SJD	9	1	11	Phone Interview
2013-0091	05-08-2013	AD	Addition	200,000	04-14-2014	100		1 STY ADDITION 790' AND GAR	10-19-2020	SJT	10		20	Field Review
154	10-01-2010	MN	Maintenance	10,000	04-14-2014	100		RPL 34 WINDOWS	04-14-2014	JLF	5	1	00	Measure & Listed
13371-A	08-23-1994	AD	Addition	12,500	10-11-1995	100		15X17 SUNROOM	08-09-2013	BH			01	Measure - No Entry
13371	08-23-1994	AD	Addition	12,500	10-11-1995	100		15X17 SUNROOM	04-12-2013	VGS			20	Field Review
12950	09-30-1993	AD	Addition	7,500	10-11-1995	100		13X36 DECK	07-08-2008	BSB			01	Measure - No Entry
12212	02-12-1992	NC	New Construct	220,000	06-04-1996	100		2STY W/ELLS GAR.SCRE						

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	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0080	1.503		1.0002	526,100
1	1010	Single Family	PD	Residual	0.101	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	5,300
1	1010	Single Family		Undevelop	0.234	AC	2,000.00	1.00000	0	1.00	0080	1.503		1.0000	700
Total Card Land Units					1.25	AC	Parcel Total Land Area					1.25	Total Land Value		532,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2066	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,596,432
Interior Floor 2			Replace Cost		45,715
Heat Fuel	02	Oil	Year Built		1,642,148
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		2015
Bedrooms	5		Remodel Rating		R
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	1		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		94
Extra Openings	0		Cns Sect Rcnd		1,543,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2066		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	2021	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,054	3,054	3,054	244.63	747,089
BSM	Basement	0	2,086	417	48.90	102,009
CTH	Cathedral Ceiling	0	333	33	24.24	8,073
DCK	Deck	0	39	4	25.09	979
FGR	Garage	0	994	398	97.95	97,361
FOP	Open Porch	0	36	5	33.98	1,223
FUS	Finished Upper Story	2,581	2,581	2,581	244.63	631,381
PTO	Patio	0	684	34	12.16	8,317
Ttl Gross Liv / Lease Area		5,635	9,807	6,526		1,596,432

