

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION																					
HAMORI CHRISTINE A 46 WINSOR ST DUXBURY MA 02332		0		Water		0		Dead End		0		Average				Description		Code		Appraised		Assessed													
		0		No Sewer		0		Paved		0		Average				RESIDNTL		1010		1,194,000		1,194,000													
		0				0		Light								RES LAND		1010		2,607,300		2,607,300													
SUPPLEMENTAL DATA										RESIDNTL		1010		25,400		25,400																			
Alt Prcl ID				Cyclical				8				Total		3,826,700		3,826,700																			
Scnd Home				Exemption				W																											
Tax Class T				District				Res Exem																											
Tot Fin Area 2273				Chapter Lan				GIS ID F_881669_2838996																											
Total Acres .41				Assoc Pid#																															
Record of Ownership				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																			
HAMORI CHRISTINE A				51618 108		09-10-2019		Q I		I		2,700,000		00		Year		Code		Assessed		Year		Code		Assessed									
46 WINSOR LLC				43675 0248		10-02-2013		U I		I		10		1A		2023		1010		915,900		2022		1010		846,000									
ONEIL FORD E				43539 0095		08-27-2013		Q I		I		1,285,000		00				1010		2,498,900				1010		2,206,800									
HEMERT MADELINE VON & SPANG MAR				6016 0098		03-21-1985		U I		I		100,000		1A				1010		19,100				1010		19,100									
		Total														Total		3,433,900		Total		3,071,900		Total		2,571,600									
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor																							
Year		Code		Description				Amount		Code		Description		Number		Amount		Comm Int																	
		Total						0.00																											
ASSESSING NEIGHBORHOOD																APPRAISED VALUE SUMMARY																			
Nbhd				Nbhd Name				B				Tracing				Batch				Appraised Bldg. Value (Card)								1,194,000							
0090																				Appraised Xf (B) Value (Bldg)								0							
																				Appraised Ob (B) Value (Bldg)								25,400							
																				Appraised Land Value (Bldg)								2,607,300							
																				Special Land Value								0							
																				Total Appraised Parcel Value								3,826,700							
																				Valuation Method								C							
																				Total Appraised Parcel Value								3,826,700							
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					
2017-152		05-11-2017		BP		Bldg Permit		40,000		05-21-2018		100				INSTALL A 9' X 11' IN-GRD GUN				09-14-2020		SJT		5		20		Field Review							
2016-320		09-29-2016		DM		Demolish		14,500		06-03-2017		100				DEMO EXISTING DWELLING				09-23-2019		SJD				20		Field Review							
2016-319		09-29-2016		NC		New Construct		354,015		05-21-2018		100				SINGLE FAMILY 1ST FL 1674' 2				05-21-2018		JLF		5		01		Measure - No Entry							
																				06-03-2017		JLF		5		00		Measure & Listed							
																				04-30-2014		SJD		9		01		Measure - No Entry							
																				04-12-2013		VGS				20		Field Review							
																				04-24-2001		K+D		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		17,870 SF		16.78		1.00000		5		1.00		0090		3.661		DRIVEWAY EASEMENT				W250,ES95		2.3750		145.90		2,607,300	
Total Card Land Units										0.41		AC		Parcel Total Land Area										0.41		Total Land Value								2,607,300	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,216,443
Interior Floor 2			Net Other Adj		53,775
Heat Fuel	03	Gas	Replace Cost		1,270,218
Heat Type	04	Forced Air-Duc	Year Built		2016
AC Type	03	Central	Effective Year Built		2015
Bedrooms	3		Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %	6	
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings			Percent Good	94	
Gas Fireplaces			Cns Sect Rcnld	1,194,000	
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area			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	408	52.00	1985	A	70	C	1.00	14,900
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,710	1,710	1,710	314.98	538,612
BSM	Basement	0	1,710	342	63.00	107,722
DCK	Deck	0	264	26	31.02	8,189
FAT	Finished Attic	210	700	210	94.49	66,145
FOP	Open Porch	0	292	44	47.46	13,859
FUS	Finished Upper Story	940	940	940	314.98	296,079
TQS	Three Quarter Story	578	770	578	236.44	182,057
VLТ	Vaulted Ceiling	0	240	12	15.75	3,780
Ttl Gross Liv / Lease Area		3,438	6,626	3,862		1,216,443

4FOP 7			
FAT FUS BAS BSM	TQS BAS BSM	35	35
		20	22
VLT FUS BAS 1BSM	DCK FOP	20	12
		20	22

