

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HOPKINS THOMAS R TT HOPKINS EILEEN P TT 2 WATER ST			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	577,000	577,000
		SUPPLEMENTAL DATA				RES LAND	1010	1,053,900	1,053,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2390 Total Acres .34 Chapter Lan GIS ID F_880971_2838232				Cyclical Exemption W District Res Exem	8		
						RESIDNTL	1010	1,400	1,400
						Total		1,632,300	1,632,300

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HOPKINS THOMAS R TT		56426 90	02-10-2022	Q	I	1,800,000	00	Year	Code	Assessed	Year	Code	Assessed
BORHEK ANNE E TT		48282 0019	04-05-2017	Q	I	1,175,000	00	2023	1010	573,000	2022	1010	510,900
DILLON ADRIAN F & DILLON GILLIAN		5669 0243	06-13-1984	Q	I	172,500	00		1010	918,400		1010	631,100
									1010	1,000		1010	1,000
		Total						1,492,400		Total		1,143,000	
								Total		Total		1,052,900	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										577,000			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										1,400			
Appraised Land Value (Bldg)										1,053,900			
Special Land Value										0			
Total Appraised Parcel Value										1,632,300			
Valuation Method										C			
Total Appraised Parcel Value										1,632,300			

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-20-16	05-20-2020	MN	Maintenance	10,500		100	06-25-2020	STRIP & REROOF		04-06-2022	SJD	9	1	00	Measure & Listed
2017-282	09-06-2017	RM	Remodel	10,000	04-18-2018	100		SLIDING BARN DOOR WITH AN		04-18-2018	SJD	9	1	07	Measure - Info @ Door
97	07-30-2012	MN	Maintenance	17,774	06-30-2014	100		REPLACEMENT OF 11 WINDO		04-12-2013	VGS			20	Field Review
1	01-26-2006	MS	Miscellaneous		10-03-2006	100		8X10 GARDEN SHED		10-01-2012	KP	6		30	Quality Control
147	05-02-2005	AD	Addition	50,000	10-03-2006	100		6X10 ENTRY&2ND FLR		10-03-2006	KP		1	00	Measure & Listed
474	09-09-2003	RM	Remodel	8,000		100		REFURB KITCHEN							

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	14,810 SF	19.44	1.00000	5	1.00	0090	3.661		1.0000	71.16	1,053,900	
Total Card Land Units					0.34 AC	Parcel Total Land Area					0.34	Total Land Value				1,053,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	390	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
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	03	Stone			
Bsmt Garage	0				
Bsmt Area	390				

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

COST / MARKET VALUATION	
Net Other Adj	628,068
Replace Cost	35,175
Year Built	663,242
Effective Year Built	1796
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnd	577,000
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	80	21.00	2006	G	85	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,234	1,234	1,234	235.67	290,820
BSM	Basement	0	390	78	47.13	18,382
FGR	Garage	0	320	128	94.27	30,166
FHS	Finished Half Story	160	320	160	117.84	37,708
FOP	Open Porch	0	60	9	35.35	2,121
FSP	Screened Porch	0	207	41	46.68	9,663
FUS	Finished Upper Story	388	388	388	235.67	91,441
PTO	Patio	0	370	19	12.10	4,478
TQS	Three Quarter Story	608	810	608	176.90	143,289
Ttl Gross Liv / Lease Area		2,390	4,099	2,665		628,068

