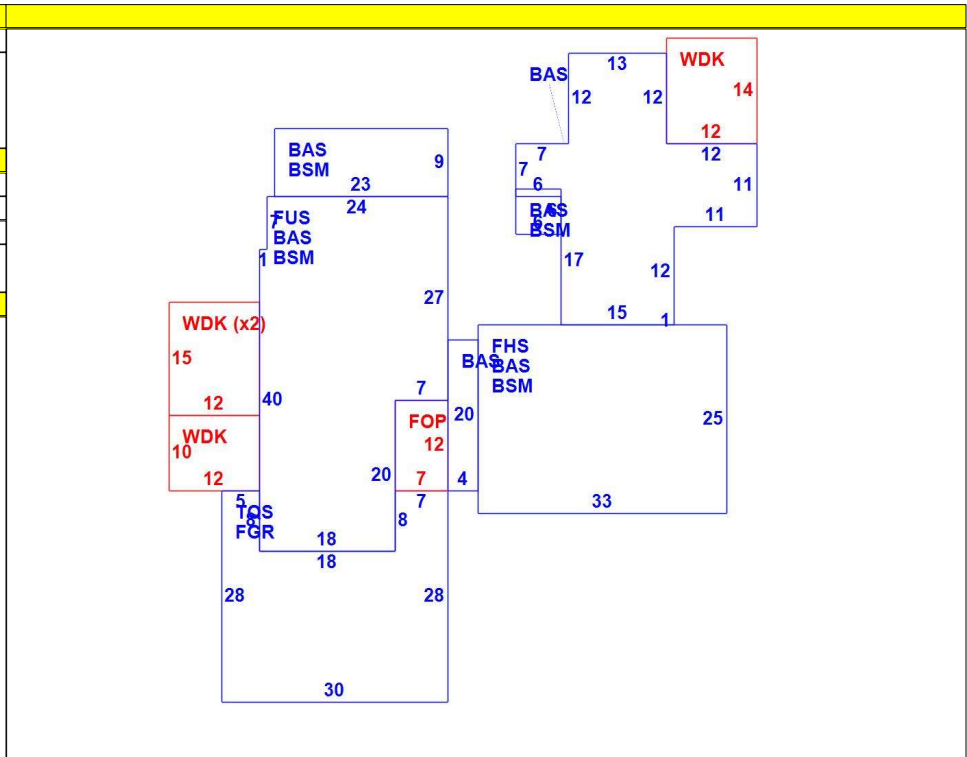


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
PHILLIPS CHRISTOPHER & RENEE CEDAR TREE REALTY TRS PO BOX 1285  DUXBURY MA 02331		0	Water	0	Private	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010			1,025,900	1,025,900			
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010			2,410,400	2,410,400			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1952 Total Acres .66 Chapter Lan  GIS ID F_881107_2837430		Cyclical Exemption W District Res Exem		9			RESIDNTL	1010	1,800	1,800						
						Total				3,438,100	3,438,100					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PHILLIPS CHRISTOPHER & RENEE M TT		36543 0268	11-19-2008	U	I	500,000	1A	Year	Code	Assessed	Year	Code	Assessed			
WINKLEY DAVID A & WINKLEY TERRY B		13432 0331	07-16-1986	U	I	1	1	2023	1010	765,500	2022	1010	638,300			
									1010	2,103,000		1010	1,434,400			
									1010	1,200		1010	1,200			
								Total		2,869,700	Total		2,073,900			
								Total			Total		1,770,500			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
			0.00													
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0090																
NOTES																
ADDED 12X13 DECK, 6X11 BASEMENT 10/94-AF																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
2012-96	04-30-2012	AD	Addition	250,000	08-12-2013	100		TWO ST ADD OP AS OF 1022/1	08-12-2013	BH			01	Measure - No Entry		
12951	09-30-1993	AD	Addition	2,500	06-28-2012	100		12X14 OPEN DECK OP AS OF	04-12-2013	VGS			20	Field Review		
12559	10-02-1992	AD	Addition	5,400	01-01-1994	100		1 STY ADDN	09-09-1999	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	28,750 SF	11.45	1.00000	5	1.00	0090	3.661		V200	2.0000	83.84	
Total Card Land Units					0.66	AC	Parcel Total Land Area					0.66	Total Land Value			2,410,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	861	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	4				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	861				

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

COST / MARKET VALUATION	
Net Other Adj	1,070,500
Replace Cost	44,660
Year Built	1978
Effective Year Built	2013
Depreciation Code	R
Remodel Rating	04
Year Remodeled	2012
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	92
Cns Sect Rcnd	1,025,900
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	120	21.00	1980	A	70	C	1.00	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,855	2,855	2,855	191.40	546,447
BSM	Basement	0	2,096	419	38.26	80,197
FGR	Garage	0	696	278	76.45	53,209
FHS	Finished Half Story	413	825	413	95.82	79,048
FOP	Open Porch	0	84	13	29.62	2,488
FUS	Finished Upper Story	1,028	1,028	1,028	191.40	196,759
TQS	Three Quarter Story	522	696	522	143.55	99,911
WDK	Deck	0	648	65	19.20	12,441
Ttl Gross Liv / Lease Area		4,818	8,928	5,593		1,070,500

