

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ROSE EDWARD M JR, ROSE GIANNA HUTCHISON ANITA L 159 PINWOOD LN DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,018,700	1,018,700	
			SUPPLEMENTAL DATA		0	Medium			RES LAND	1010	550,200	550,200	
			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4502 Total Acres 3.408 Chapter Lan GIS ID F_875197_2833484		Cyclical 7 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	2,100	2,100	
										Total	1,571,000	1,571,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)													
ROSE EDWARD M JR, ROSE GIANNA M	39399	0323	12-14-2010	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
HUTCHISON ANITA L	24810	0148	04-15-2003	U	I	1	1F	2023	1010	809,600	2022	1010	743,300	2021	1010	607,100					
HUTCHISON ANITA L	24810	0146	04-15-2003	U	I	1	1F		1010	563,600		1010	480,000		1010	369,800					
PINEWOOD LANE REALTY TRUST	18375	0267	03-24-2000	U	I	100	1F		1010	1,400		1010	1,400								
HUTCHISON ROBERT R	17068	0214	01-21-1999	Q	I	250,000	00	Total									1,374,600	Total	1,224,700	Total	976,900

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								
0070													
NOTES										Appraised Bldg. Value (Card)		1,018,700	
										Appraised Xf (B) Value (Bldg)		0	
										Appraised Ob (B) Value (Bldg)		2,100	
										Appraised Land Value (Bldg)		550,200	
										Special Land Value		0	
										Total Appraised Parcel Value		1,571,000	
										Valuation Method		C	
										Total Appraised Parcel Value		1,571,000	

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
119990381	08-24-1999	NC	New Construct	22,000	08-20-2001	100		VOID		03-11-2021	SJD	10	1	01	Measure - No Entry
19990256	06-10-1999	NC	New Construct	2,500	08-21-2001	100		VOID		04-12-2013	VGS			20	Field Review
19990249	06-04-1999	NC	New Construct	235,000	04-11-2001	100		28X38 2 STY/FN BSMNT		08-20-2001	KP		1	00	Measure & Listed
19990248	06-04-1999	RM	Remodel	1,000	08-20-2001	100		CNVRT STRU. TO SHED							
19990158	04-26-1999	NC	New Construct	20,000	01-01-2000	100		INSTL FNDTN +DM DWLG							

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	40,000	SF 8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	2.487	AC 35,000.00	0.52950	5	1.00	0070	1.389			1.0000	0.59	64,000
Total Card Land Units					3.41	AC	Parcel Total Land Area			3.41	Total Land Value				550,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2355	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	2				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1064				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	3				
Bsmt Area	2355				

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

COST / MARKET VALUATION	
Net Other Adj	1,120,811
Replace Cost	91,875
Year Built	1,212,686
Effective Year Built	1999
Depreciation Code	2005
Remodel Rating	A
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnd	1,018,700
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	140	21.00	1980	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,305	2,305	2,305	223.00	514,021
BSM	Basement	0	2,355	471	44.60	105,034
FNS	Finished 90% Story	778	864	778	200.81	173,496
FOP	Open Porch	0	168	25	33.18	5,575
FUS	Finished Upper Story	1,419	1,419	1,419	223.00	316,441
WDK	Deck	0	284	28	21.99	6,244
Ttl Gross Liv / Lease Area		4,502	7,395	5,026		1,120,811

