

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
GREENBAUM DONALD & DORIAN TT		0	Water	0 Private	0 Average	Description	Code	Appraised	Assessed	
NOOK HILL REALTY TRUST		0	No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,137,300	1,137,300	
27 PILL HILL LN				0 Light	0 Bay Ft	RES LAND	1090	2,423,500	2,423,500	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5001 Total Acres 3.058 Chapter Lan		Cyclical 7 Exemption W W District Res Exem		RESIDNTL	1090	90,000	90,000	
GIS ID F_876157_2832303		Assoc Pid#				Total		3,650,800	3,650,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
GREENBAUM DONALD & DORIAN TT		18316 0218	03-01-2000	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed		
GREENBAUM DONALD R		16540 0260	08-26-1998	U	I	100	1F	2023	1090	1,146,600	2022	1090	1,032,300	2021	1090	983,400		
NOOK HILL RLTY TRUST		16170 0174	05-06-1998	U	I	100	1F		1090	2,100,000		1090	1,619,700		1090	1,350,400		
GREENBAUM DONALD R		14539 0004	07-26-1996	Q	I	650,000	00		1090	60,400		1090	60,400		1090	60,400		
Total										3,307,000	Total				2,712,400	Total		2,394,200

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																
0080																				
NOTES												VISIT / CHANGE HISTORY								
												Date	Id	Type	Is	Cd	Purpose/Result			
												04-12-2013	VGS			20	Field Review			
												09-27-2012	KP	6		30	Quality Control			
												01-12-2004	KP		1	00	Measure & Listed			
												Total Appraised Parcel Value								3,650,800

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-22-15	07-29-2022	MN	Maintenance	22,890		100	07-29-2022	STRIP & REROOF		04-12-2013	VGS			20	Field Review
270	05-29-2003	AD	Addition	45,000	01-12-2004	100		1 STORY ADD		09-27-2012	KP	6		30	Quality Control
464	10-29-2002	AD	Addition	5,000	01-12-2004	100		FNDATN FOR 1 STY ADD		01-12-2004	KP		1	00	Measure & Listed
15249	12-11-1998	AD	Addition	1,000		100		4 HAM RADIO TOWERS							
15126	09-18-1998	NC	New Construct	18,000	01-01-2000	100		16X46 HTD GNITE POOL							
14197	08-28-1996	NC	New Construct	2,000	08-05-1997	100		TELESCOP RADIO TOWER							
14147	08-06-1996	AD	Addition	200,000	05-27-1998	100		24X34 2 STRY							

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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503		W450	4.5000	59.19	2,367,500
1	1090	Multi Houses	RC	Residual	1.000	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	52,600
1	1090	Multi Houses	WP	Undevelop	1.140	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	3,400
Total Card Land Units					3.06	AC	Parcel Total Land Area					3.06	Total Land Value			2,423,500

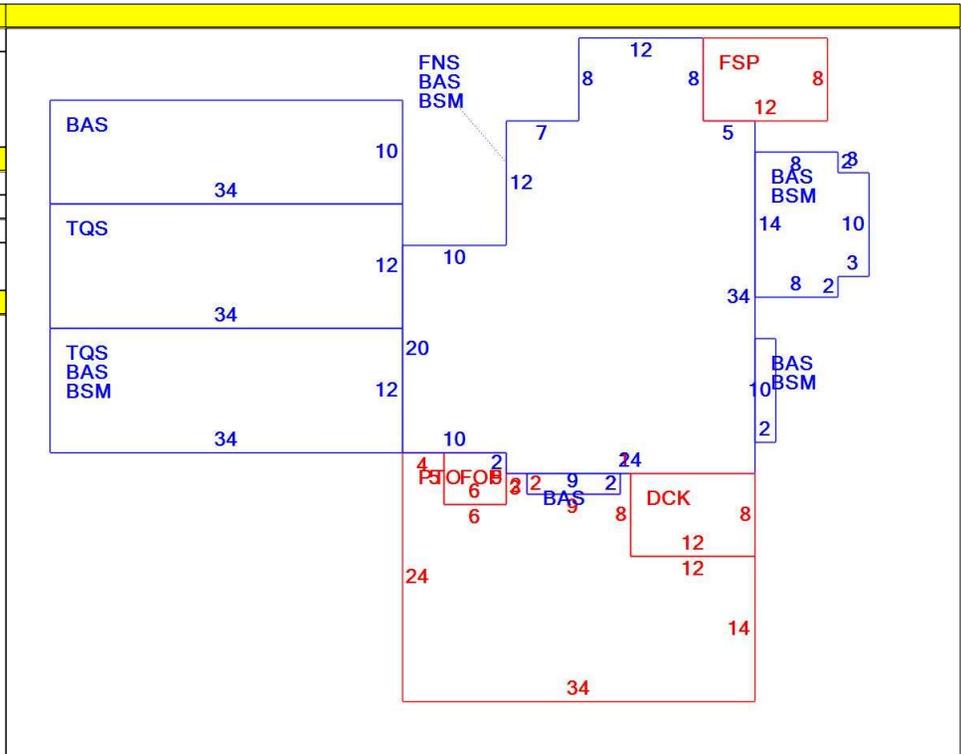
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1682	
Model	01	Residential	Bsmt Type	00	N/A
Grade	10	Custom +	Unfin Area	0.00	
Stories	1.85				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,017,313
Interior Floor 2			Replace Cost		1,138,622
Heat Fuel	03	Gas	Year Built		1800
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	01	None	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		82
Extra Openings	0		Cns Sect Rcnld		933,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1171		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1682		Cost to Cure Ovr Comment		

**OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)**

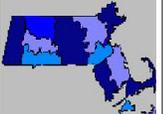
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FGR2	Garage - 1 St	L	975	63.00	1996	A	70	C	1.00	43,000
SPL2	Ing Pool-Good	L	736	89.00	1998	A	70	C	1.00	45,900
SHD1	Shed	L	72	21.00	1980	A	70	C	1.00	1,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,040	2,040	2,040	250.94	511,919
BSM	Basement	0	1,682	336	50.13	84,316
DCK	Deck	0	96	10	26.14	2,509
FNS	Finished 90% Story	1,001	1,112	1,001	225.89	251,191
FOP	Open Porch	0	30	5	41.82	1,255
FSP	Screened Porch	0	96	19	49.67	4,768
PTO	Patio	0	624	31	12.47	7,779
TQS	Three Quarter Story	612	816	612	188.21	153,576
Ttl Gross Liv / Lease Area		3,653	6,496	4,054		1,017,313



27 PILL HILL LN



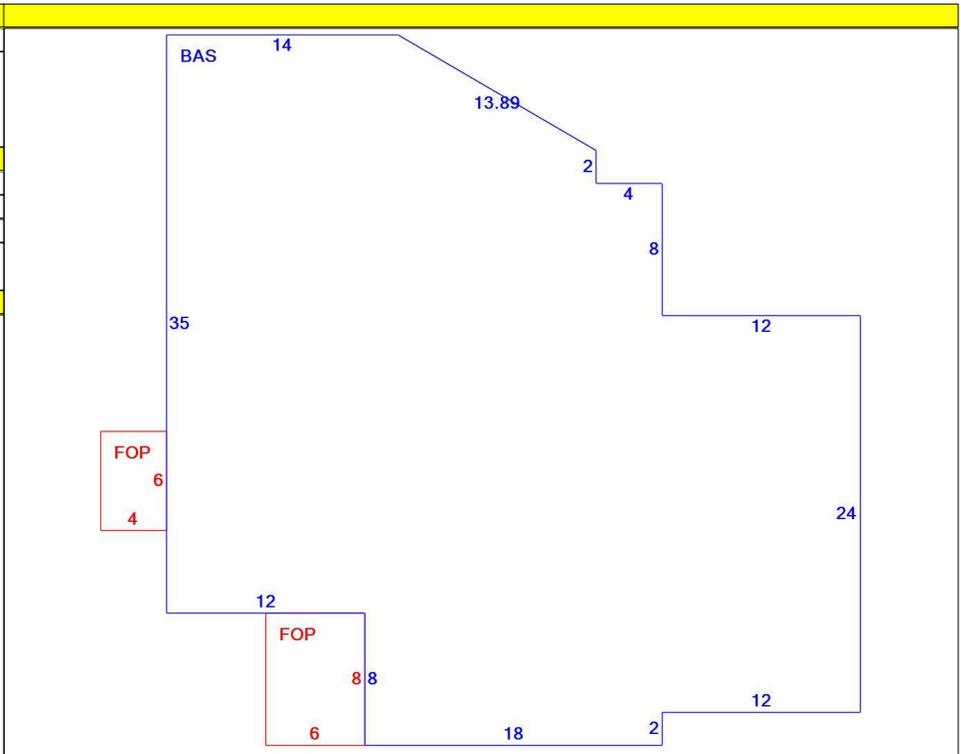
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>			
GREENBAUM DONALD & DORIAN TT NOOK HILL REALTY TRUST 27 PILL HILL LN  DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,137,300	1,137,300						
				0	Light	0	Bay Ft	RES LAND	1090	2,423,500	2,423,500						
<b>SUPPLEMENTAL DATA</b>												RESIDNTL	1090	90,000	90,000		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5001 Total Acres 3.058 Chapter Lan GIS ID F_876157_2832303				Cyclical 7 Exemption W W District Res Exem Assoc Pid#				Total		3,650,800	3,650,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
GREENBAUM DONALD & DORIAN TT		18316	0218	03-01-2000		U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed		
GREENBAUM DONALD R		16540	0260	08-26-1998		U	I	100	1F	2023	1090	1,146,600	2022	1090	1,032,300		
NOOK HILL RLTY TRUST		16170	0174	05-06-1998		U	I	100	1F		1090	2,100,000	2021	1090	1,619,700		
GREENBAUM DONALD R		14539	0004	07-26-1996		Q	I	650,000	00		1090	60,400		1090	60,400		
Total										3,307,000	Total	2,712,400	Total	2,394,200			
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												<b>APPRAISED VALUE SUMMARY</b>					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				1,137,300			
0080										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				90,000			
										Appraised Land Value (Bldg)				2,423,500			
										Special Land Value				0			
										Total Appraised Parcel Value				3,650,800			
										Valuation Method				C			
										Total Appraised Parcel Value				3,650,800			
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
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
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0080	1.503			0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area			3.06	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
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	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	01	None			
Bedrooms	2				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
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	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	0				

CONDO DATA			
Parcel Id		C	Own
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	269,928
Replace Cost	16,900
Year Built	286,828
Effective Year Built	1924
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	203,600
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,404	1,404	1,404	190.76	267,830
FOP	Open Porch	0	72	11	29.14	2,098
Ttl Gross Liv / Lease Area		1,404	1,476	1,415		269,928



27 PILL HILL LN

