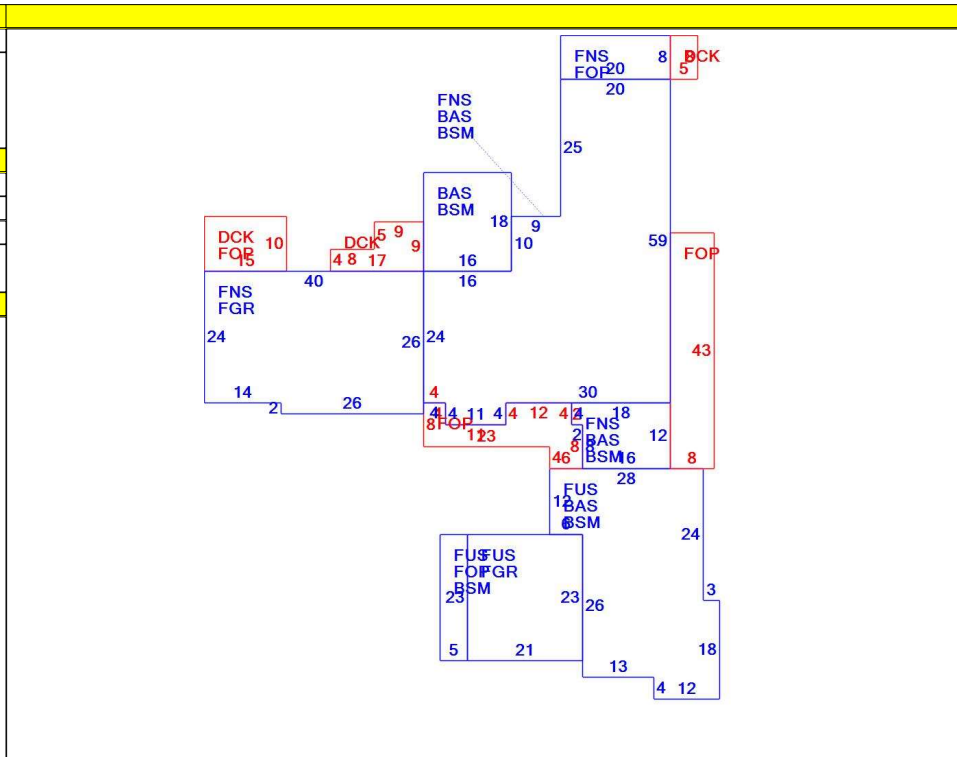


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
CRAFFEY KEVIN & JOANNE TRS CRAFFEY/DUXBURY REALTY TR 59 PILL HILL LN DUXBURY MA 02332		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	Total	6,128,200		6,128,200						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	3,063,000	3,063,000										
		SUPPLEMENTAL DATA		Alt Prcl ID		Cyclical		7	RESIDNTL	1010	2,933,800					2,933,800	RESIDNTL	1010	131,400	131,400	
		Scnd Home		Exemption		W															
		Tax Class T		District		W															
		Tot Fin Area 6299		Res Exem																	
		Total Acres 3.048		Assoc Pid#																	
		Chapter Lan																			
		GIS ID F_876135_2832011																			
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
CRAFFEY KEVIN & JOANNE TRS				32099	0130	01-23-2006		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CRAFFEY KEVIN & JOANNE TTS				0000	0000	01-23-2006		U	I	100		1F	2023	1010	2,917,800	2022	1010	2,659,900	2021	1010	1,371,600
CRAFFEY KEVIN M & JOANNE C				12881	0134	05-16-1994		Q	I	596,000		00		1010	2,237,500		1010	1,725,900		1010	1,439,000
WAKEFIELD MARY JANE				12727	0285	03-14-1994		U	I	1		1F		1010	86,700		1010	86,700		1010	86,700
WAKEFIELD MARY JANE				0329	0089	02-05-1982		U	I	1		1A	Total		5,242,000	Total		4,472,500	Total		2,897,300
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)				3,063,000			
0080														Appraised Xf (B) Value (Bldg)				0			
												Appraised Ob (B) Value (Bldg)				131,400					
												Appraised Land Value (Bldg)				2,933,800					
												Special Land Value				0					
												Total Appraised Parcel Value				6,128,200					
												Valuation Method				C					
												Total Appraised Parcel Value				6,128,200					
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				
121	04-29-2008	AD	Addition	258,800		100		3200' 2 STORY ADD				04-12-2013	VGS			20	Field Review				
120	04-29-2008	NC	New Construct	30,000		100		FOUNDATION3200'				09-27-2012	KP	6		30	Quality Control				
13475	11-10-1994	NC	New Construct	14,000	10-12-1995	100		20X40 ING UNHTD POOL				02-23-2012	KP		1	00	Measure & Listed				
13402	09-16-1994	DM	Demolish	3,000	10-12-1995	100		18X20 1ST ELL													
13401	09-16-1994	NC	New Construct	185,000	10-12-1995	100		34X14 2ST AD & OTHER													
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	0080	1.503			W550	5.5000	72.34	2,893,600				
1	1010	Single Family	RC	Residual	0.680	AC 35,000.00	1.00000	5	1.00	0080	1.503				1.0000	1.21	35,800				
1	1010	Single Family	WP	Undevelop	1.450	AC 2,000.00	1.00000	0	1.00	0080	1.503				1.0000	0.07	4,400				
Total Card Land Units					3.05	AC	Parcel Total Land Area					3.05	Total Land Value				2,933,800				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	20	Mansion	Bsmt Area	3400	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		3,638,330
Interior Floor 2			Replace Cost		97,075
Heat Fuel	03	Gas	Year Built		3,735,405
Heat Type	05	Hot Water	Effective Year Built		1747
AC Type	03	Central	Depreciation Code		2003
Bedrooms	5		Remodel Rating		E
Full Baths	4		Year Remodeled		
Half Baths	2		Depreciation %		18
Extra Fixtures	5		Functional Obsol		
Total Rooms	13		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		82
Extra Openings	3		Cns Sect Rcnd		3,063,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	3400		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
GRN1	Greenhouse -	L	48	52.00	1980	A	70	C	1.00	1,700
SPL2	Ing Pool-Good	L	700	89.00	1995	A	70	A	2.00	87,200
PTO	Patio	L	750	15.00	1995	A	70	B	1.50	11,800
SHD1	Shed	L	150	21.00	1990	A	70	C	1.00	2,200
DCK	Dock	L	452	45.00	2011	A	70	A	2.00	28,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,400	3,400	3,400	385.83	1,311,805
BSM	Basement	0	3,515	703	77.17	271,235
DCK	Deck	0	303	30	38.20	11,575
FGR	Garage	0	1,495	598	154.33	230,723
FNS	Finished 90% Story	2,957	3,286	2,957	347.20	1,140,885
FOP	Open Porch	0	973	146	57.89	56,330
FUS	Finished Upper Story	1,596	1,596	1,596	385.83	615,777
Ttl Gross Liv / Lease Area		7,953	14,568	9,430		3,638,330



59 PILL HILL LN