

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
HIGGINS MONICA			0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
HIGGINS JOHN P			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	623,800	623,800	
29 PINE RIDGE LN					0	Light			RES LAND	1010	489,600	489,600	
DUXBURY MA 02332			SUPPLEMENTAL DATA						RESIDNTL	1010	48,600	48,600	
Alt Prcl ID			Scnd Home		OWNER OCCUPIED		Cyclical Exemption		7				VISION
Tax Class			T		W		District						
Tot Fin Area			1853		Res Exem								
Total Acres			.988										
Chapter Lan													
GIS ID			F_875564_2833105		Assoc Pid#				Total 1,162,000 1,162,000				

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HIGGINS MONICA	50757	343	01-28-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
HIGGINS DAVID L	44019	0268	01-21-2014	Q	I	500,000	00	2023	1010	468,200	2022	1010	392,200	2021	1010	374,900	
EDDY ALLEN C & CASH-EDDY JODIE A	39660	0052	02-14-2011	U	I	1	1F		1010	478,300		1010	403,600		1010	311,300	
CASH-EDDY JODIE A	34028	0096	01-26-2007	U	I	400,000	1A		1010	27,100		1010	27,100		1010	27,100	
Total									973,600		Total		822,900		Total		713,300

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										
0070														
NOTES														
Total Appraised Parcel Value										1,162,000				

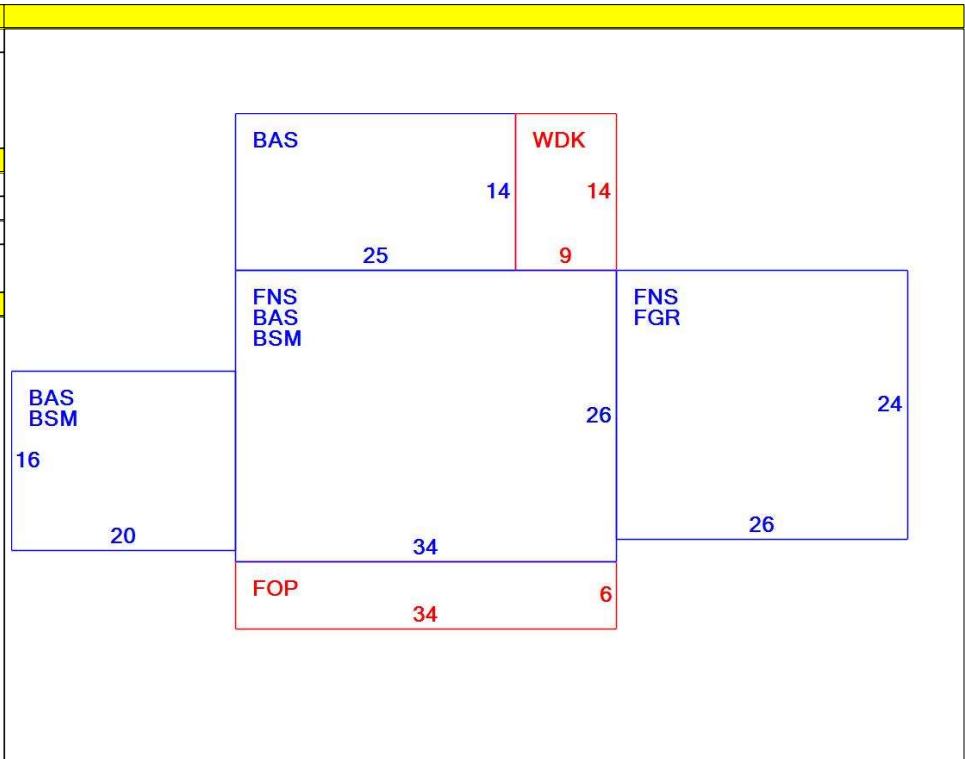
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2017-300	09-20-2017	AD	Addition	12,000	05-30-2018	100		CONSTRUCT A 6' X 34' FARME		05-30-2018	JLF	5		01	Measure - No Entry
2017-146	05-10-2017	AD	Addition	225,000	05-30-2018	100		16 X 20 FT FAMILY ROOM ON		04-14-2014	SJD	9		01	Measure - No Entry
12	02-09-2006	MS	Miscellaneous	3,000		100		ROOF		04-12-2013	VGS			20	Field Review
14	06-27-2003	AD	Addition			100		8 X 14 SHED		09-13-2008	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	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	0.070	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	3,400
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			489,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	884	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	442				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	884				

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

COST / MARKET VALUATION		
Net Other Adj		700,488
Replace Cost		42,123
Year Built		1950
Effective Year Built		2005
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnd		623,800
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
SPL1	Ing Pool - Ave	L	1,000	64.00	1984	A	70	C	1.00	44,800
SHD1	Shed	L	48	21.00	1984	A	70	C	1.00	700
SHD1	Shed	L	160	21.00	2004	A	70	C	1.00	2,400
SHD1	Shed	L	48	21.00	1984	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,554	1,554	1,554	203.28	315,890
BSM	Basement	0	1,204	241	40.69	48,989
FGR	Garage	0	624	250	81.44	50,819
FNS	Finished 90% Story	1,357	1,508	1,357	182.92	275,845
FOP	Open Porch	0	204	31	30.89	6,302
WDK	Deck	0	126	13	20.97	2,643
Ttl Gross Liv / Lease Area		2,911	5,220	3,446		700,488

