

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILLIAMS CARL RICHARD TT			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed
CARL RICHARD WILLIAMS TRUST			0 Septic	0 Paved	0 Average	RESIDNTL	1090	1,235,000	1,235,000
76 CAPTAINS HILL RD		SUPPLEMENTAL DATA			RESIDNTL	1090	2,263,700	2,263,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5096 Total Acres 15.868 Chapter Lan GIS ID F_877348_2833433			Cyclical Exemption W District Res Exem	RESIDNTL	1090	54,400	54,400
						Total		3,553,100	3,553,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILLIAMS CARL RICHARD TT		42370 0343	12-10-2012	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
WILLIAMS C RICHARD		10562 0199	10-31-1991	Q	I	532,000	00	2023	1090	932,500	2022	1090	780,700
									1090	2,395,100		1090	1,841,300
									1090	41,600		1090	41,600
						Total		3,369,200		Total		2,663,600	
								Total		Total		2,369,400	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0110			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,235,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	54,400
Appraised Land Value (Bldg)	2,263,700
Special Land Value	0
Total Appraised Parcel Value	3,553,100
Valuation Method	C
Total Appraised Parcel Value	3,553,100

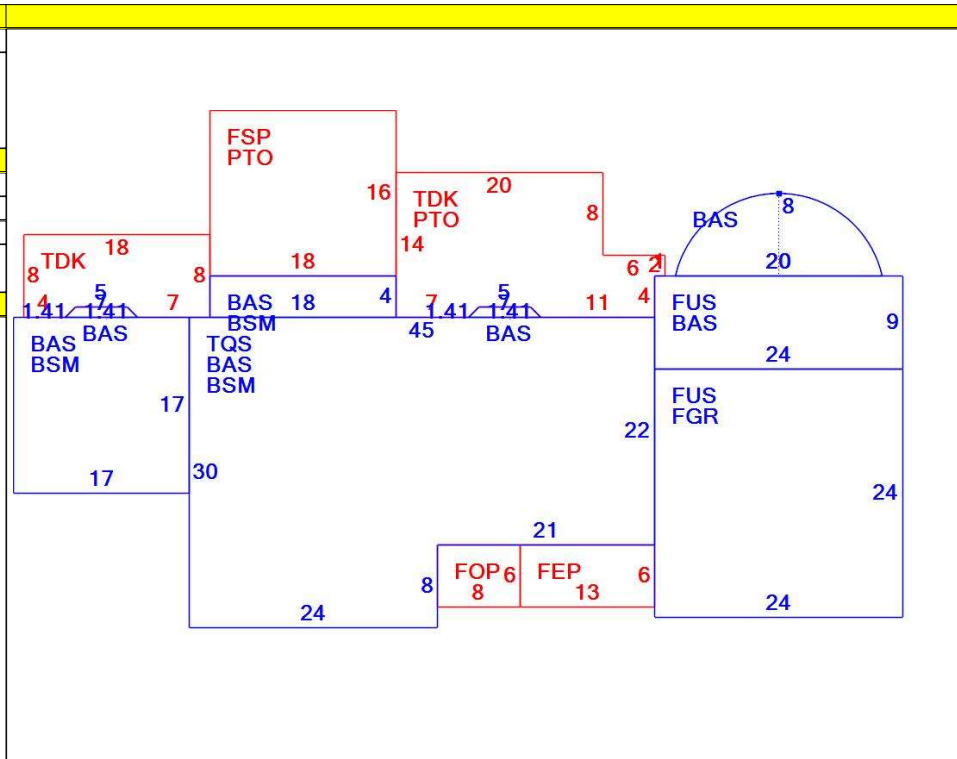
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
144	07-08-2010	RM	Remodel	20,500		100		DECK TO 16X18 SPORCH	01-08-2014	SJD	0	1	00	Measure & Listed
357	10-10-2006	RM	Remodel	20,000		100		340' KITCHEN	04-12-2013	VGS			20	Field Review
607	11-14-2003	AD	Addition	120,000		100		GUEST HSE & GARAGE	10-01-2007	K/D		4	01	Measure - No Entry
389	09-10-2002	RM	Remodel	2,500	07-21-2003	100		REFURBISH 8X10 BATH						
20000407	10-12-2000	RM	Remodel	60,000	05-25-2002	100		WLKWAY/GNGWY/PLATFORM						
13446	10-07-1994	AD	Addition	18,500	10-12-1995	100		ENL HS W/9X18 1ST AD						
12393	06-22-1993	RM	Remodel		10-12-1995	100								

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	0110	1.960	TOPO & ESMT	W325,ES95	3.0875	17.15
1	1090	Multi Houses	RC	Residual	3.020 AC	35,000.00	0.47745	5	1.00	0110	1.960			1.0000	98,900
1	1090	Multi Houses	WP	Undevelop	11.930 AC	2,000.00	1.00000	0	1.00	0110	1.960	MARSH		1.0000	46,800
Total Card Land Units					15.87	AC	Parcel Total Land Area			15.87	Total Land Value			2,263,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1543	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1061				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1543				

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

COST / MARKET VALUATION		
Net Other Adj		970,308
Replace Cost		71,080
Year Built		1,041,387
Effective Year Built		1987
Depreciation Code		2003
Remodel Rating		G
Year Remodeled		
Depreciation %	18	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	82	
Cns Sect Rcnld	853,900	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
Cost to Cure Ovr		
Cost to Cure Ovr Comment		



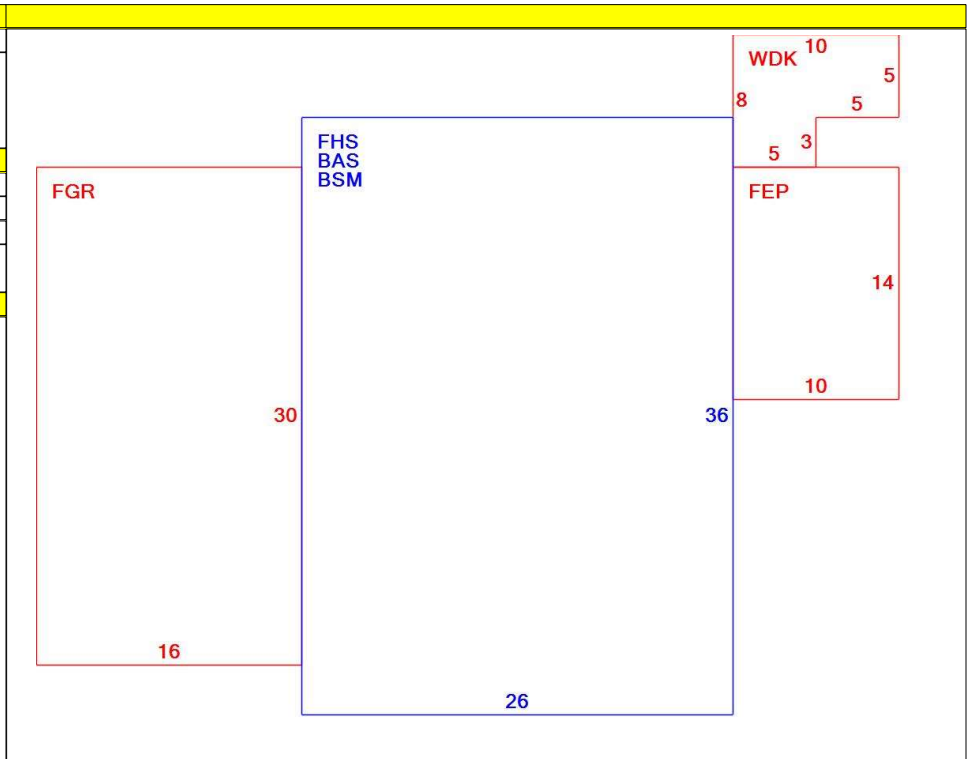
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	90	21.00	1995	A	70	C	1.00	1,300
SHD1	Shed	L	24	21.00	1995	A	70	C	1.00	400
SHD1	Shed	L	48	21.00	1995	A	70	C	1.00	700
SHD1	Shed	L	200	21.00	1995	A	70	C	1.00	2,900
SHD1	Shed	L	24	21.00	1995	A	70	C	1.00	400
DCK1	Residential	L	800	58.00	2002	A	70	B	1.50	48,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,890	1,890	1,890	225.97	427,080
BSM	Basement	0	1,543	309	45.25	69,824
FEP	Finished Enclosed Porch	0	78	47	136.16	10,620
FGR	Garage	0	576	230	90.23	51,973
FOP	Open Porch	0	48	7	32.95	1,582
FSP	Screened Porch	0	288	58	45.51	13,106
FUS	Finished Upper Story	792	792	792	225.97	178,967
PTO	Patio	0	594	30	11.41	6,779
TDK	Trex Deck	0	444	44	22.39	9,943
TQS	Three Quarter Story	887	1,182	887	169.57	200,434
Ttl Gross Liv / Lease Area		3,569	7,435	4,294		970,308



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
WILLIAMS CARL RICHARD TT			0 Water	0 Two-Way	0 Excellent	Description	Code	Appraised	Assessed							
CARL RICHARD WILLIAMS TRUST			0 Septic	0 Paved	0 Average	RESIDNTL	1090	1,235,000	1,235,000							
76 CAPTAINS HILL RD		SUPPLEMENTAL DATA			RES LAND	1090	2,263,700	2,263,700								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5096 Total Acres 15.868 Chapter Lan GIS ID F_877348_2833433			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1090	54,400	54,400							
						Total		3,553,100	3,553,100							
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									1090	2,395,100		1090	1,841,300			
									1090	41,600		1090	41,600			
						Total		3,369,200	Total	2,663,600	Total	2,369,400				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									APPRAISED VALUE SUMMARY							
Total			0.00					Appraised Bldg. Value (Card)				1,235,000				
								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				54,400				
								Appraised Land Value (Bldg)				2,263,700				
								Special Land Value				0				
								Total Appraised Parcel Value				3,553,100				
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								Total Appraised Parcel Value				3,553,100				
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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	0110	1.960		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					15.87	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		428,334
Interior Floor 2			Replace Cost		9,750
Heat Fuel	03	Gas	Year Built		438,083
Heat Type	05	Hot Water	Effective Year Built		2004
AC Type	03	Central	Depreciation Code		2008
Bedrooms	2		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	0		Functional Obsol		
Total Rooms	4		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		381,100
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	0		Cost to Cure Ovr		
Bsmt Area	936		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	936	936	936	228.57	213,938
BSM	Basement	0	936	187	45.66	42,742
FEP	Finished Enclosed Porch	0	140	84	137.14	19,200
FGR	Garage	0	480	192	91.43	43,885
FHS	Finished Half Story	468	936	468	114.28	106,969
WDK	Deck	0	65	7	24.61	1,600
Ttl Gross Liv / Lease Area		1,404	3,493	1,874		428,334

