

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
REED CYNTHIA TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CYNTHIA REED REVOCABLE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	908,100	908,100
PO BOX 4547		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	1,367,300	1,367,300
NEW YORK NY 10163		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2863 Total Acres 1.587 Chapter Lan GIS ID F_879339_2829727			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	76,500	76,500
						Total		2,351,900	2,351,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
REED CYNTHIA TT		35762 343	03-25-2008	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	
REED CYNTHIA L		35220 0336	10-25-2007	U	I	1,400,000	1	2023	1010	693,700	2022	1010	574,700	
HAMADEH ABDULKADER		23894 0265	01-08-2003	U	I	491,000	1		1010	1,192,700		1010	811,500	
									1010	51,000		1010	51,000	
						Total		1,937,400	Total		1,437,200	Total		1,295,100

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

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card) 908,100
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 76,500
 Appraised Land Value (Bldg) 1,367,300
 Special Land Value 0
 Total Appraised Parcel Value 2,351,900
 Valuation Method C

Total Appraised Parcel Value 2,351,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

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
80	03-18-2008	RM	Remodel	425,000	06-18-2008	100		UTL,2720'2NDOFFI,KIT		10-21-2016	JLF	10	1	00	Measure & Listed
49	01-29-2008	DM	Demolish	11,000		100		ENTIRE DWELLING		04-12-2013	VGS			20	Field Review
612	11-17-2003	AD	Addition	122,000		100		2 STRY ADD/GRG UNDER		09-27-2012	KP	6		30	Quality Control
46	02-19-2003	NC	New Construct	10,000	05-30-2004	100		FOUNDATION FOR GRG		05-12-2009	KP		1	00	Measure & Listed
41	02-11-2003	AD	Addition	5,000	05-30-2004	100		11' SHED DORMER							
23	01-24-2003	RM	Remodel	25,000	05-30-2004	100		RFRB 2 BATHS/9 WNDWS							

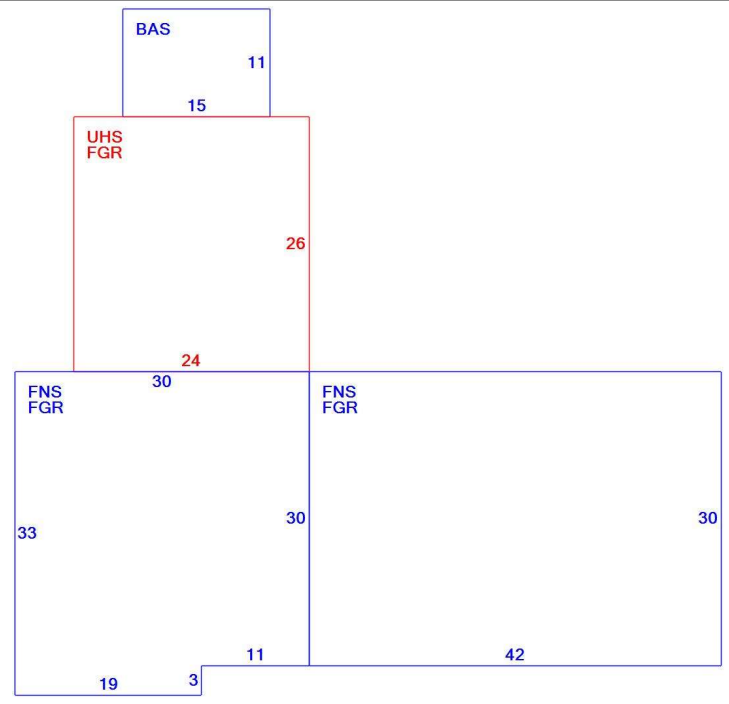
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.670 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	85,900	
Total Card Land Units					1.59 AC	Parcel Total Land Area					1.59	Total Land Value				1,367,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	09	Custom	Unfin Area	312.00	N/A
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION				
Net Other Adj			960,668	
Replace Cost			15,770	
Year Built			976,437	
Effective Year Built			2009	
Depreciation Code			2014	
Remodel Rating			E	
Year Remodeled				
Depreciation %			7	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			93	
Cns Sect Rcnld			908,100	
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
RWL	Retaining Wall	L	3,000	30.00	2009	G	85	C	1.00	76,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	165	165	165	278.29	45,918
FGR	Garage	0	2,841	1,136	111.28	316,141
FNS	Finished 90% Story	1,995	2,217	1,995	250.43	555,195
UHS	Unfinished Half Story	0	624	156	69.57	43,414
Ttl Gross Liv / Lease Area		2,160	5,847	3,452		960,668

