

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
HARDEN HILL ROAD LLC PO BOX 2799 DUXBURY MA 02331		9 Steep	0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	874,500	874,500	
				0 Light		RES LAND	1090	1,344,200	1,344,200	
SUPPLEMENTAL DATA						RESIDNTL	1090	400	400	
Alt Prcl ID		Scnd Home 500347		Cyclical 9						
Tax Class T		Tot Fin Area 3217		Exemption W						
Total Acres 1.408		Chapter Lan		District Res Exem						
GIS ID F_879166_2834534		Assoc Pid#								
						Total	2,219,100	2,219,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
HARDEN HILL ROAD LLC		39484 0334	12-30-2010	U	I	975,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ONEILL PATRICK T, ANTHONY B, MICHA		39108 0140	10-13-2010	U	I	1	1F	2023	1090	656,400	2022	1090	576,100	2021	1090	547,000
									1090	1,172,600		1090	797,800		1090	673,800
									1090	300		1090	300		1090	300
								Total	1,829,300	Total	1,374,200	Total	1,221,100			

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 874,500			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
<p>Appraised Land Value (Bldg) 1,344,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 2,219,100</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 2,219,100</p>			

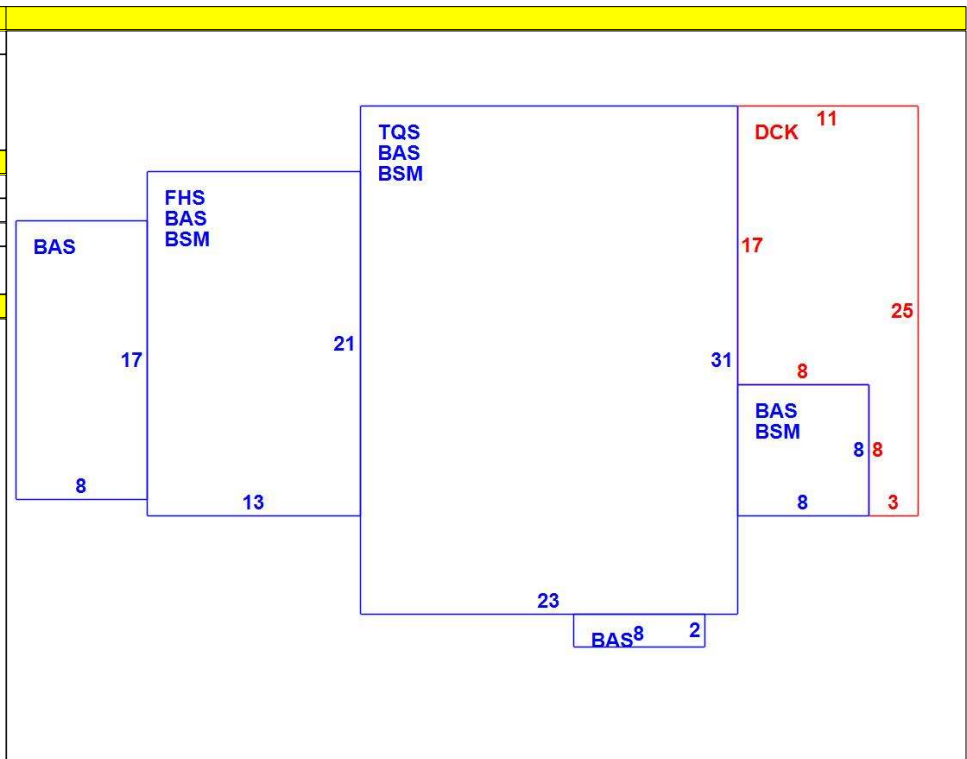
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2017-8	01-12-2017	BP	Bldg Permit	47,670	05-16-2018	100		CONSTRUCT A 19.5 DORMER	05-16-2018	JLF	5		01	Measure - No Entry
38	04-29-2009	MN	Maintenance	3,200		100		RE-ROOF	04-12-2013	VGS			20	Field Review
36	04-24-2009	MN	Maintenance	7,000		100		ROOF 14 SQUARES	12-03-2010	K-B		1	09	Total Refusal
558	12-05-2005	NC	New Construct	120,000		100		2 STRY SIN FAM DWELL						
540	11-21-2005	NC	New Construct	10,000	07-26-2006	100		FOUNDATION 23.67X28						
526	11-15-2005	DM	Demolish	10,000		100		EXISTING DWELLING						
13605	04-06-1995	RM	Remodel	5,000	06-05-1996	100		10'BAY WINDOW RM KIT						

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	0090	3.661		1.0000	32.04	1,281,400	
1	1090	Multi Houses	RC	Residual	0.490 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	62,800	
Total Card Land Units					1.41 AC	Parcel Total Land Area					1.41	Total Land Value				1,344,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1050	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
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	1050				

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

COST / MARKET VALUATION				
Net Other Adj			515,525	
Replace Cost			21,170	
Year Built			536,695	
Effective Year Built			1940	
Depreciation Code			1993	
Remodel Rating			G	
Year Remodeled				
Depreciation %			28	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			72	
Cns Sect Rcnld			386,400	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
Cost to Cure Ovr				
Cost to Cure Ovr Comment				

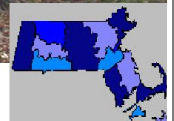


OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	25	21.00	2005	G	85	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,202	1,202	1,202	244.91	294,376
BSM	Basement	0	1,050	210	48.98	51,430
DCK	Deck	0	211	21	24.37	5,143
FHS	Finished Half Story	137	273	137	122.90	33,552
TQS	Three Quarter Story	535	713	535	183.76	131,024
Ttl Gross Liv / Lease Area		1,874	3,449	2,105		515,525



31 HARDEN HILL RD

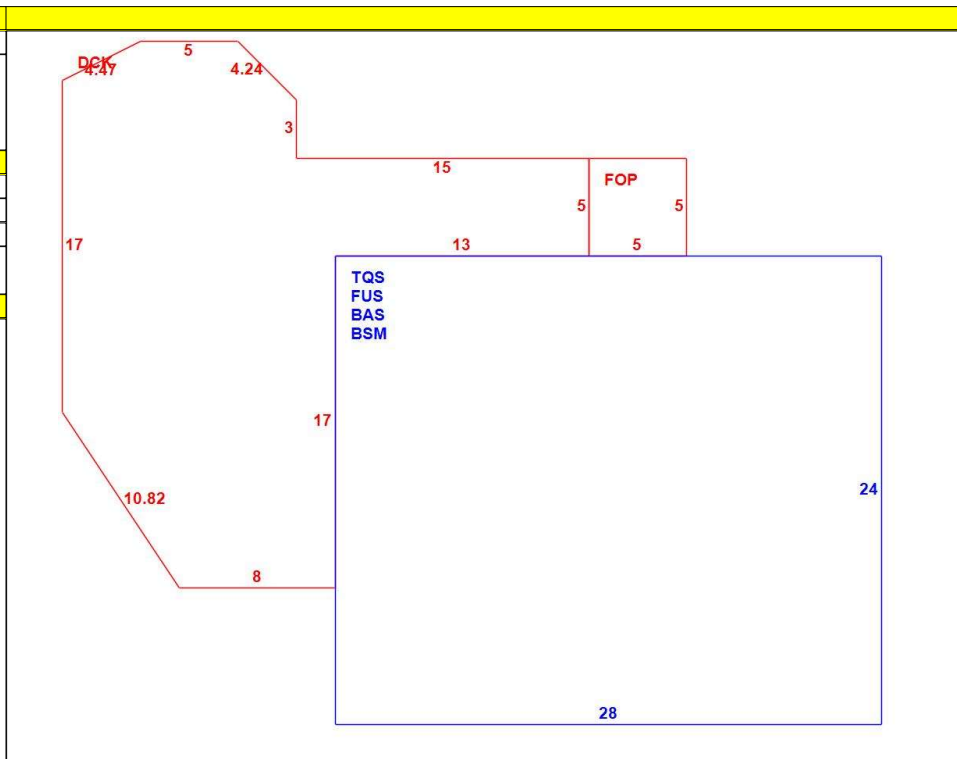


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA							
HARDEN HILL ROAD LLC PO BOX 2799 DUXBURY MA 02331		9	Steep	0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed			VISION					
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	874,500	874,500								
						0	Light			RES LAND	1090	1,344,200	1,344,200								
SUPPLEMENTAL DATA										RESIDNTL	1090	400	400								
Alt Prcl ID		Scnd Home 500347				Cyclical 9				Total				2,219,100							
Tax Class T		Tot Fin Area 3217				Exemption W				2,219,100				2,219,100							
Total Acres 1.408		Chapter Lan				District Res Exem															
GIS ID F_879166_2834534		Assoc Pid#																			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
HARDEN HILL ROAD LLC ONEILL PATRICK T, ANTHONY B, MICHA		39484	0334	12-30-2010		U	I	975,000		1		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
		39108	0140	10-13-2010		U	I	1		1F		2023	1090	656,400	2022	1090	576,100	2021	1090	547,000	
												1090	1,172,600		1090	797,800		1090	673,800		
												1090	300		1090	300		1090	300		
		Total										Total		Total		Total		Total		1,221,100	
EXEMPTIONS				OTHER ASSESSMENTS																	
Year	Code	Description		Amount	Code	Description		Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
				Total	0.00																
ASSESSING NEIGHBORHOOD																					
Nbhd		Nbhd Name		B		Tracing		Batch													
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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	0090	3.661			0.0000	0.00	0				
Total Card Land Units					0.00	AC	Parcel Total Land Area			1.41	Total Land Value					0					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	672	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area	336.00	
Stories	2				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
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	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	672				

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

COST / MARKET VALUATION	
Net Other Adj	517,778
Replace Cost	12,800
Year Built	530,577
Effective Year Built	2005
Depreciation Code	2013
Remodel Rating	E
Year Remodeled	
Depreciation %	8
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	92
Cns Sect Rcnd	488,100
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	672	672	672	255.44	171,656
BSM	Basement	0	672	134	50.94	34,229
DCK	Deck	0	409	41	25.61	10,473
FOP	Open Porch	0	25	4	40.87	1,022
FUS	Finished Upper Story	672	672	672	255.44	171,656
TQS	Three Quarter Story	504	672	504	191.58	128,742
Ttl Gross Liv / Lease Area		1,848	3,122	2,027		517,778

