

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PINEAU ROBERT M TT & DONNA J TT		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
HARDEN HILL RD REALTY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	2,837,100	2,837,100	
P.O. 2799				0	Light			RES LAND	1090	4,205,800	4,205,800	
DUXBURY MA 02331		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1090			131,700	131,700	
Alt Prcl ID		Cyclical		9								
Scnd Home		Exemption		W								
Tax Class T		District		Res Exem								
Tot Fin Area 7841		Assoc Pid#										
Total Acres 1.598												
Chapter Lan												
GIS ID F_879828_2834464												
				Total		7,174,600		7,174,600				

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PINEAU ROBERT M TT & DONNA J TT		55281 252	07-08-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MYDLACK SARA TT		34796 0211	07-10-2007	U	I	3,500,000	1	2023	1090	2,204,100	2022	1090	2,016,200	2021	1090	1,693,000
DICKOW D CHARLES		29323 0048	10-25-2004	U	I	1	1F		1090	4,227,600		1090	3,637,100		1090	3,072,200
67 HARDEN HILL RD NOMINEE TRUST		17080 0260	01-26-1999	U	I	1	1F		1090	88,400		1090	88,400		1090	88,400
		Total		6,520,100		Total		5,741,700		Total		4,853,600				

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	Batch
0090				

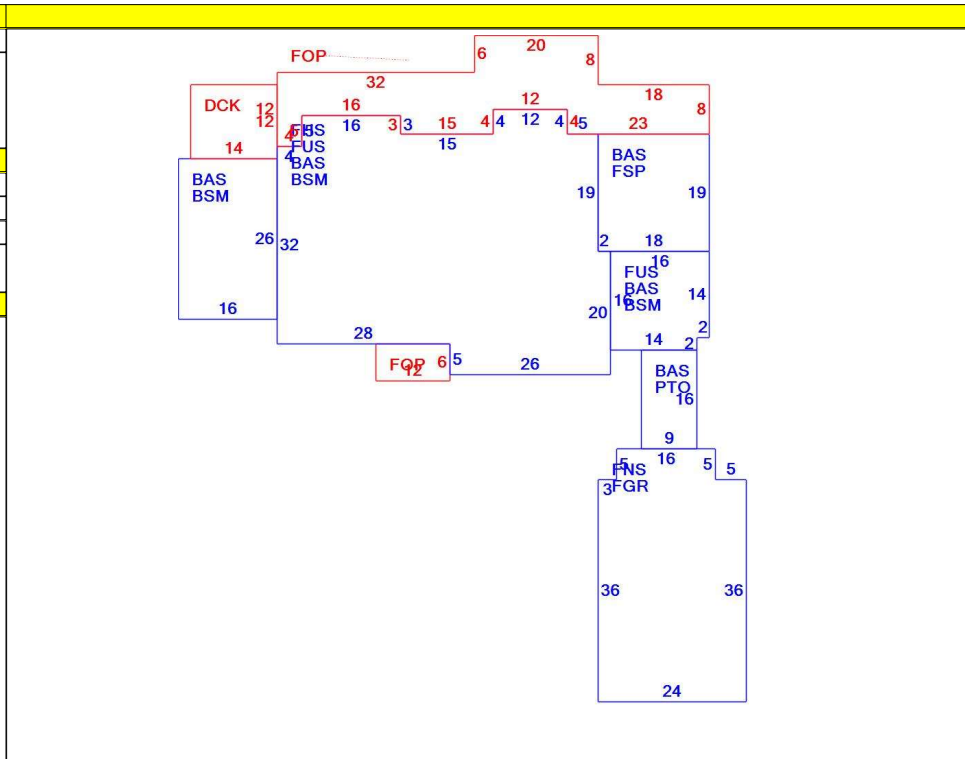
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	2,837,100		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	131,700		
Appraised Land Value (Bldg)	4,205,800		
Special Land Value	0		
Total Appraised Parcel Value	7,174,600		
Valuation Method	C		
Total Appraised Parcel Value	7,174,600		

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
66	05-19-2009	NC	New Construct	18,632		100		NEW PIER	04-12-2013	VGS			20	Field Review
337	12-09-2008	NC	New Construct	29,000		100		592' DETACHED GARAGE	09-20-2012	KP	6		30	Quality Control
336	12-09-2008	DM	Demolish	11,000		100		630' GARAGE	06-08-2010	KP		1	00	Measure & Listed
279	09-10-2008	MS	Miscellaneous	53,000		100		INGRD H GUNITEP17X41						
170	06-02-2008	NC	New Construct	815,000		100		SIN FAM,PORCH',GAR						
169	06-02-2008	NC	New Construct	53,900		100		463 SQ'BOAT HOUSE						
168	06-02-2008	DM	Demolish	11,000		100		BOST HOUSE						

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	WTR FRONT	W325	3.2500	104.12	4,164,600
1	1090	Multi Houses	RC	Residual	0.300	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	38,400
1	1090	Multi Houses		Undevelop	0.380	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	2,800
Total Card Land Units					1.60	AC	Parcel Total Land Area					1.60	Total Land Value			4,205,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2684	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			2,639,969
Interior Floor 2			Net Other Adj		80,575
Heat Fuel	03	Gas	Replace Cost		2,720,544
Heat Type	05	Hot Water	Year Built		2008
AC Type	03	Central	Effective Year Built		2014
Bedrooms	4		Depreciation Code		E
Full Baths	5		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	6		Depreciation %	7	
Total Rooms	11		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good	93	
Gas Fireplaces	0		Cns Sect Rcnd		2,530,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2684		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
FGR1	Garage - 1 Sto	L	648	52.00	2000	A	70	C	1.00	23,600
DCK	Dock	L	600	45.00	2009	G	85	A	2.00	45,900
SPL1	Ing Pool - Ave	L	700	64.00	2009	G	85	B	1.50	57,100
PTO	Patio	L	400	15.00	2009	G	85	C	1.00	5,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,170	3,170	3,170	313.61	994,144
BSM	Basement	0	2,684	537	62.75	168,409
DCK	Deck	0	168	17	31.73	5,331
FGR	Garage	0	944	378	125.58	118,545
FHS	Finished Half Story	1,008	2,016	1,008	156.81	316,119
FNS	Finished 90% Story	850	944	850	282.38	266,569
FOP	Open Porch	0	768	115	46.96	36,065
FSP	Screened Porch	0	342	68	62.36	21,325
FUS	Finished Upper Story	2,268	2,268	2,268	313.61	711,267
PTO	Patio	0	144	7	15.24	2,195
Ttl Gross Liv / Lease Area		7,296	13,448	8,418		2,639,969



67 HARDEN HILL RD

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PINEAU ROBERT M TT & DONNA J T HARDEN HILL RD REALTY TRUST P.O. 2799  DUXBURY MA 02331		0	Water	0	Dead End	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		2,837,100	2,837,100
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1090		4,205,800	4,205,800
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 7841 Total Acres 1.598 Chapter Lan GIS ID F_879828_2834464		Cyclical Exemption W W District Res Exem		9	RESIDNTL 1090 131,700 131,700							
Total										7,174,600	7,174,600	

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DICKOW D CHARLES		29323 0048	10-25-2004	U	I	1	1F		1090	4,227,600		1090	3,637,100		1090	3,072,200
67 HARDEN HILL RD NOMINEE TRUST		17080 0260	01-26-1999	U	I	1	1F		1090	88,400		1090	88,400		1090	88,400
Total										6,520,100	Total	5,741,700	Total	4,853,600		

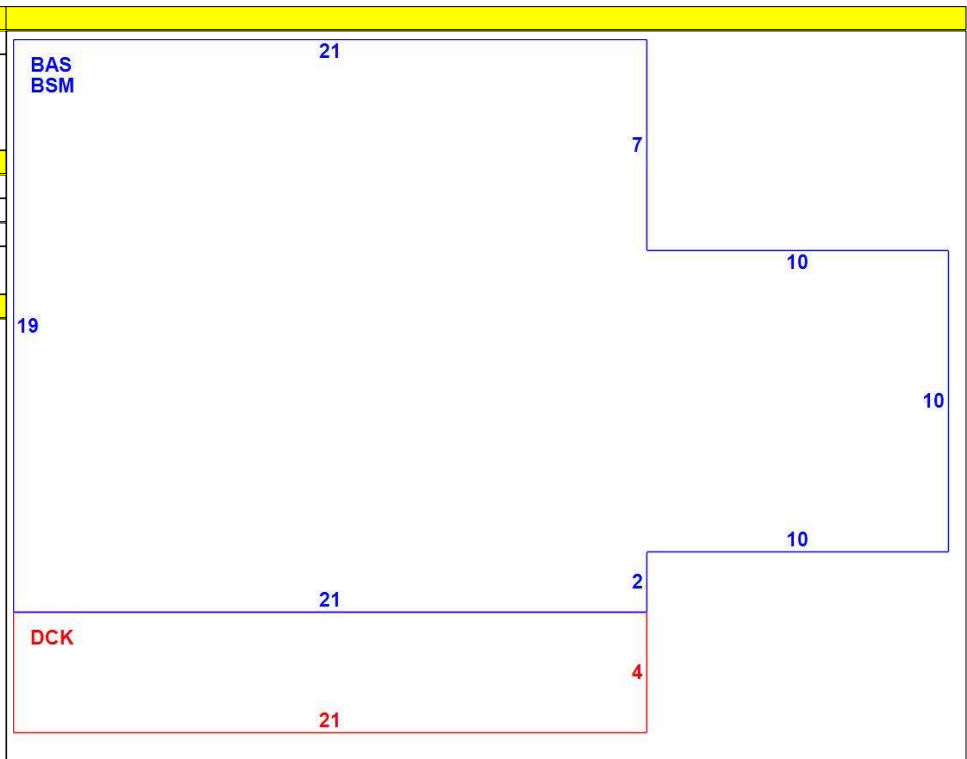
EXEMPTIONS			OTHER ASSESSMENTS					PREVIOUS ASSESSMENTS (HISTORY)									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Total			0.00	This signature acknowledges a visit by a Data Collector or Assessor													
<b>APPRAISED VALUE SUMMARY</b>																	
Appraised Bldg. Value (Card)												2,837,100					
Appraised Xf (B) Value (Bldg)												0					
Appraised Ob (B) Value (Bldg)												131,700					
Appraised Land Value (Bldg)												4,205,800					
Special Land Value												0					
Total Appraised Parcel Value												7,174,600					
Valuation Method												C					
Total Appraised Parcel Value												7,174,600					

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

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					1.60	Total Land Value				0

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	499	
Model	01	Residential	Bsmt Type	00	N/A
Grade	13	Prime++	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			314,203
Interior Floor 2			Net Other Adj		15,950
Heat Fuel	03	Gas	Replace Cost		330,153
Heat Type	05	Hot Water	Year Built		2009
AC Type	01	None	Effective Year Built		2014
Bedrooms	1		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		7
Total Rooms	2		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		93
Gas Fireplaces	0		Cns Sect Rcnd		307,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	499		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	499	499	499	517.63	258,299
BSM	Basement	0	499	100	103.73	51,763
DCK	Deck	0	84	8	49.30	4,141
Ttl Gross Liv / Lease Area		499	1,082	607		314,203