

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LLOYD BENJAMIN N & VICTORIA C T EAO REALTY TRUST 1 HARDEN HILL RD		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	909,800	909,800
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	1,748,200	1,748,200
DUXBURY MA 02332		Alt Prcl ID		Cyclical		9		RESIDNTL	1010	4,000	4,000
		Scnd Home		Exemption		W					
		Tax Class T		District		Res Exem					
GIS ID		F_879162_2834215		Assoc Pid#				Total	2,662,000	2,662,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LLOYD BENJAMIN N & VICTORIA C TT	50514	0026	11-14-2018	Q	I	1,675,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HARRIS FRANCIS D & KATHERINE F TT	45519	0275	05-07-2015	U	I	1	1A	2023	1010	899,200	2022	1010	812,100	2021	1010	739,300
HARRIS FRANCIS D	45517	0257	05-06-2015	U	I	1	1A		1010	1,581,800		1010	1,090,100		1010	926,600
HARRIS FRANCIS & KATHERINE TT	30055	0330	02-25-2005	U	I	100	1F		1010	2,700		1010	2,700		1010	2,700
HARRIS FRANCIS D	28117	0003	05-03-2004	U	I	100	1F	Total	2,483,700	Total	1,904,900	Total	1,668,600			

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				

NOTES				
WDK ANGLED				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	909,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,000
Appraised Land Value (Bldg)	1,748,200
Special Land Value	0
Total Appraised Parcel Value	2,662,000
Valuation Method	C
Total Appraised Parcel Value	2,662,000

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
BPO-22-526	03-21-2023	RM	Remodel	21,500		100		REPLACE ROTTED DECK W/ 1		06-24-2019	SJD	9	1	07	Measure - Info @ Door
BPO-21-167	05-04-2021	MN	Maintenance	95,885		100	06-06-2022	Remodel master bath and rear e		04-12-2013	VGS			20	Field Review
BP-19-244	07-18-2019	RM		40,000		100	02-28-2020	KTICHEN REMODEL		09-27-2012	KP	6		30	Quality Control
128	05-19-2006	MS	Miscellaneous	15,000	08-30-2006	100		FIN 2ND LEVEL OF GAR		06-28-2012	SJD	1	1	00	Measure & Listed
22	01-26-2006	MS	Miscellaneous	6,700		100		14X16 UTILITY BLDG		08-30-2006	KP		1	00	Measure & Listed
105	04-05-2005	AD	Addition	90,000	08-30-2006	100		2ND LEV DORM,GARAGE							
11756	10-30-1991	AD	Addition	56,700	01-01-1992	100		1 STY ADDN,DECK,FMLY							

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			1,537,700	
1	1010	Single Family	RC	Residual	2.220	AC	35,000.00	0.56432	5	1.00	0090	3.661	V120	1.0000	160,500	
1	1010	Single Family	RC	Undevelop	6.830	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	50,000	
Total Card Land Units					9.97	AC	Parcel Total Land Area					9.97	Total Land Value			1,748,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	2034	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	04	Hip			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil	Net Other Adj		970,062
Heat Type	05	Hot Water	Replace Cost		75,720
AC Type	03	Central	Year Built		1,045,783
Bedrooms	4		Effective Year Built		1818
Full Baths	3		Depreciation Code		2008
Half Baths	2		Remodel Rating		R
Extra Fixtures	3		Year Remodeled		
Total Rooms	8		Depreciation %		13
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		87
Sq Ft Fin Bsmt	801		Cns Sect Rcnd		909,800
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	2034		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	224	21.00	2006	G	85	C	1.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,412	2,412	2,412	187.49	452,221
BSM	Basement	0	2,120	424	37.50	79,495
DCK	Deck	0	536	54	18.89	10,124
FGR	Garage	0	576	230	74.87	43,122
FNS	Finished 90% Story	518	576	518	168.61	97,119
FOP	Open Porch	0	584	88	28.25	16,499
FUS	Finished Upper Story	1,406	1,406	1,406	187.49	263,608
PTO	Patio	0	831	42	9.48	7,874
Ttl Gross Liv / Lease Area		4,336	9,041	5,174		970,062

