

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PHILLIPS CHRISTOPHER & RENEE T BIG ROOT REALTY TRUST PO BOX 1285 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0104	158,151	158,151
				0	Medium			RES LAND	0104	243,423	243,423
SUPPLEMENTAL DATA											
		Alt Prcl ID		Cyclical 70				RESIDNTL	0104	1,632	1,632
		Scnd Home		Exemption				COMMERC.	0310	151,949	151,949
		Tax Class T		W				COM LAND	0310	233,877	233,877
		Tot Fin Area 3761		District				COMMERC.	0310	1,568	1,568
		Total Acres .729		Res Exem				COMMERC.	0313	95,300	95,300
		Chapter Lan						Total		885,900	885,900
GIS ID F_877996_2834338		Assoc Pid#									

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PHILLIPS CHRISTOPHER & RENEE TT		16218 0242	05-22-1998	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PHILLIPS CHRISTOPHER N		14708 0167	10-09-1996	Q	I	235,000	00	2023	0104	121,482	2022	0104	100,062	2021	0104	102,102
									0104	289,782		0104	224,502		0104	184,569
									0104	1,071		0104	1,071		0104	1,071
									0310	116,718		0310	96,138		0310	98,098
								Total		885,600	Total		717,500	Total		621,000

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)	405,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,200
Appraised Land Value (Bldg)	477,300
Special Land Value	0
Total Appraised Parcel Value	885,900
Valuation Method	C
Total Appraised Parcel Value	885,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									
1ST & 2ND FLOOR APT.									

BUILDING PERMIT RECORD									
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	
158	09-19-2011	MN	Maintenance	13,000		100		VINYL SIDING	
104	08-31-2007	MN	Maintenance	0		100		ROOF 8 SQUARES	
518	12-03-2002	AD	Addition	5,300	05-14-2003	100		8 X 22 DECK	
13613	04-10-1995	NC	New Construct	27,000	06-06-1996	100		30X36 WOOD FRAME BLG	
10961	08-24-1988	AD	Addition	35,000	01-01-1992	100		ADDN 2ND FL LIVING S	

VISIT / CHANGE HISTORY						
Date	Id	Type	Is	Cd	Purpose/Result	
04-12-2013	VGS			20	Field Review	
09-24-2008	BSB			01	Measure - No Entry	

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	0104	Two Family	NB	Primary	31,775 SF	10.52	1.00000	5	1.00	0080	1.503		E95	0.9500	15.02	477,300
Total Card Land Units					0.73	AC	Parcel Total Land Area					0.73	Total Land Value			477,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1085	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2				
Occupancy	2				
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	2				
Half Baths	1				
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	03	Stone			
Bsmt Garage	0				
Bsmt Area	1085				

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

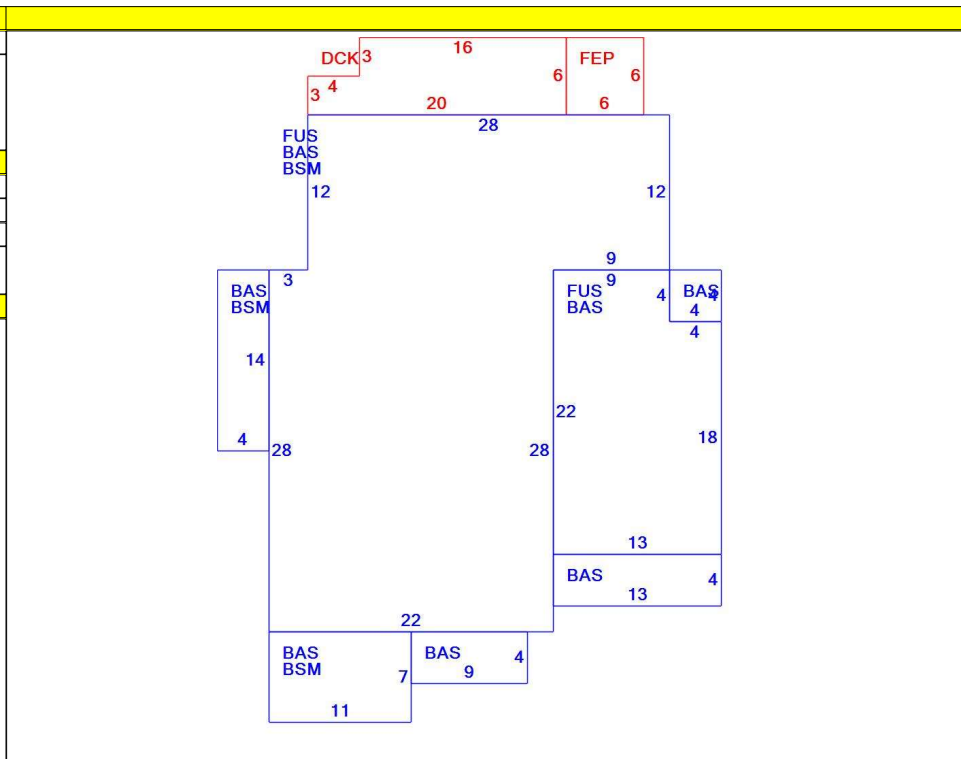
COST / MARKET VALUATION		
Net Other Adj		447,331
Replace Cost		15,500
Year Built		462,829
Effective Year Built		1896
Depreciation Code		1988
Remodel Rating		A
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnld		310,100
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)

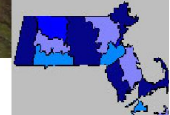
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SHD1	Shed	L	30	21.00	2000	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,459	1,459	1,459	152.62	222,673
BSM	Basement	0	1,085	217	30.52	33,119
DCK	Deck	0	108	11	15.54	1,679
FEP	Finished Enclosed Porch	0	36	22	93.27	3,358
FUS	Finished Upper Story	1,222	1,222	1,222	152.62	186,502
Ttl Gross Liv / Lease Area		2,681	3,910	2,931		447,331



14 STANDISH ST



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
PHILLIPS CHRISTOPHER & RENEE T BIG ROOT REALTY TRUST PO BOX 1285 DUXBURY MA 02331		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	0104		158,151	158,151			
				0	Medium			RES LAND	0104		243,423	243,423			
SUPPLEMENTAL DATA						RESIDNTL	0104	1,632	1,632						
Alt Prcl ID Scnd Hom Tax Class T Tot Fin Are 3761 Total Acres .729 Chapter La GIS ID F_877996_2834338				Cyclical 70 Exemption W District Res Exem Assoc Pid#		COMMERC.	0310	151,949	151,949						
						COM LAND	0310	233,877	233,877						
						COMMERC.	0310	1,568	1,568						
						COMMERC.	0313	95,300	95,300						
						Total		885,900	885,900						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
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PHILLIPS CHRISTOPHER N		14708 0167	10-09-1996	Q	I	235,000	00	2023	0104	121,482	2022	0104	100,062		
									0104	289,782		0104	224,502		
									0104	1,071		0104	1,071		
									0310	116,718		0310	96,138		
									0310	245,000		0310	177,000		
								Total		885,600	Total		717,500		
								Total			Total		621,000		
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0080															
NOTES															
PERIMETER - 132															
BUILDING PERMIT RECORD															
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	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment	Adj Unit Pric	Land Value
2	0313	Lumber Yrd			0 SF	18.83	1.00000	5	1.00	0080	1.503		0	28.30	0
Total Card Land Units					0.00	AC	Parcel Total Land Area: 0.73					Total Land Value		477,300	

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description					
Style	25	Service Shop								
Model	94	Commercial								
Grade	03	Average								
Stories	1									
Occupancy	0.00									
Exterior Wall 1	27	Pre-Finsh Metl								
Exterior Wall 2										
Roof Structure	00	Typical								
Roof Cover	01	Metal/Tin								
Interior Wall 1	00	Typical								
Interior Wall 2										
Interior Floor 1	03	Concrete	RCN		116,208					
Interior Floor 2										
Heating Fuel	08	Other	Year Built		1995					
Heating Type	12	Space Heat	Effective Year Built		2003					
AC Type	01	None	Depreciation Code		A					
Use Type	2	Retail	Remodel Rating							
Bldg Use	0316	Comm Whse	Year Remodeled							
Total Rooms	0		Depreciation %		18					
Total Baths	0		Functional Obsol							
SF Finish Bsmt			External Obsol							
Lighting	03	Average	Trend Factor		1.000					
Class	S	Class E	Condition							
Heat/AC	03	Average	Condition %							
Pct Heated	0		Percent Good		82					
Baths/Plumbing	00	None	Cns Sect Rcnd		95,300					
Ceiling/Wall	07	Other	Dep % Ovr							
Rooms/Prtns	01	Light	Dep Ovr Comment							
Wall Height	20.00		Misc Imp Ovr							
Base Floor	1.00		Misc Imp Ovr Comment							
1st Floor Use			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	% Good	Grade	Grade Adj	Appr. Value
OHD	Overhead Door	B	1	4100.00	2004		0		0.00	0
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
BAS	First Floor	1,080	1,080	1,080	107.60	116,208				
Ttl Gross Liv / Lease Area		1,080	1,080	1,080		116,208				

BAS
(1,080 sf)