

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PHENIX ABBY ELIZABETH TRUSTEE			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
HALL FAMILY IRREVOCABLE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	396,300	396,300	
110 KEENE ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	390,900	390,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2016 Total Acres 2.758 Chapter Lan GIS ID F_855938_2846694			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	200	200	
							Total	787,400	787,400	

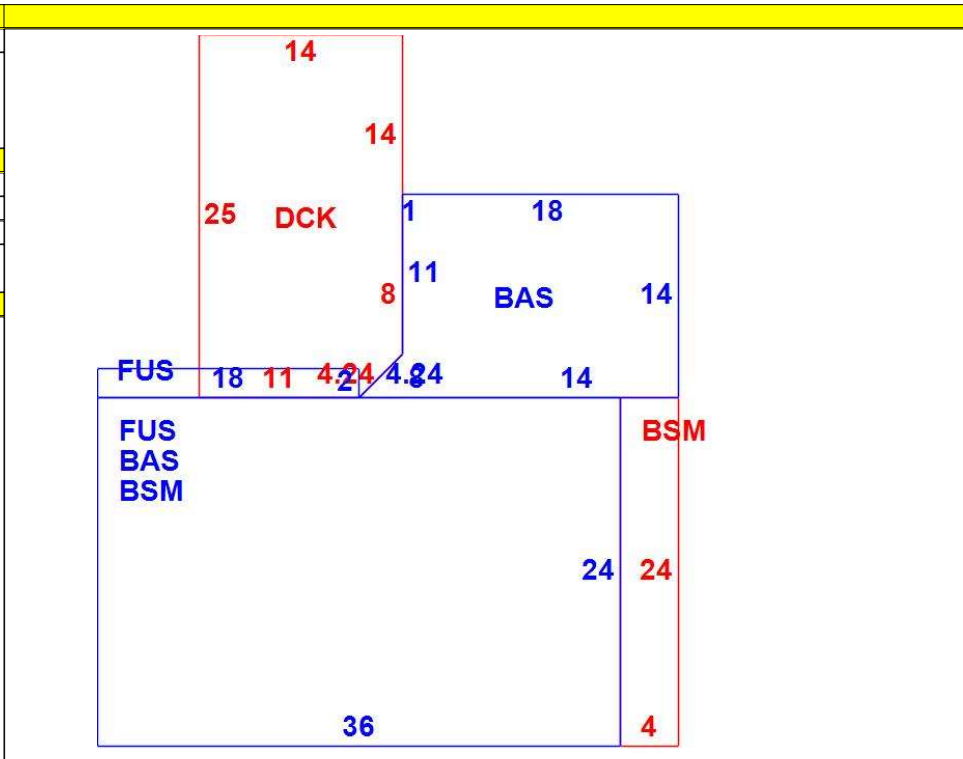
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PHENIX ABBY ELIZABETH TRUSTEE		52301 37	02-03-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
HALL STEWART W TT		47212 0015	07-21-2016	U	I	100	1A	2023	1010	301,100	2022	1010	273,800
HALL STEWART W		6193 0249	07-11-1985	Q	I	170,000	00		1010	421,800		1010	350,200
									1010	100		1010	1,400
							Total	723,000	Total	625,400	Total	540,900	

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			
								<b>APPRAISED VALUE SUMMARY</b>				
		Total	0.00					Appraised Bldg. Value (Card) 396,300				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 200				
								Appraised Land Value (Bldg) 390,900				
								Special Land Value 0				
								Total Appraised Parcel Value 787,400				
								Valuation Method C				
								Total Appraised Parcel Value 787,400				

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
QPO-20-69	08-14-2020	MN	Maintenance	21,708		100	09-18-2020	Remove/Replace 9 Marvin Wind	10-15-2021	SJT	10		00	Measure & Listed
QP-19-114	05-28-2019	MN		8,952		100		4 REPL. WINDOWS	04-12-2013	VGS			20	Field Review
2	07-06-2004	NC	New Construct			100		10X18 GARDEN SHED	09-03-2005	KP		1	00	Measure & Listed
19990521	11-15-1999	NC	New Construct	6,000		100		2-LEVEL DECK						
19990148	04-22-1999	RM	Remodel	2,000		100		RMV WLLS+FLSH FRM BM						

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	1.840 AC	35,000.00	0.63478	5	1.00	0050	1.000		1.0000	0.51	40,900
Total Card Land Units					2.76 AC	Parcel Total Land Area					2.76	Total Land Value			390,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	960			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	2						
Occupancy	1		<b>CONDO DATA</b>				
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Ownr	
Exterior Wall 2					B	S	
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt	Condo Flr				
Interior Wall 1	05	Drywall	Condo Unit				
Interior Wall 2			<b>COST / MARKET VALUATION</b>				
Interior Floor 1	12	Hardwood			461,057		
Interior Floor 2			Net Other Adj		22,230		
Heat Fuel	02	Oil	Replace Cost		483,287		
Heat Type	05	Hot Water	Year Built		1985		
AC Type	01	None	Effective Year Built		2003		
Bedrooms	4		Depreciation Code		G		
Full Baths	2		Remodel Rating				
Half Baths	1		Year Remodeled				
Extra Fixtures	0		Depreciation %		18		
Total Rooms	7		Functional Obsol				
Bath Style	02	Average	External Obsol				
Kitchen Style	02	Average	Trend Factor		1.000		
Extra Kitchens	0		Condition				
Fireplaces	1		Condition %				
Extra Openings	0		Percent Good		82		
Gas Fireplaces	0		Cns Sect Rcnld		396,300		
Sq Ft Fin Bsmt	0		Dep % Ovr				
FBM Quality			Dep Ovr Comment				
Foundation	06	Poured Conc	Misc Imp Ovr				
Bsmt Garage	2		Misc Imp Ovr Comment				
Bsmt Area	960		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	10	21.00	2005	G	85	C	1.00	200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,135	1,135	1,135	203.83	231,344	
BSM	Basement	0	960	192	40.77	39,135	
DCK	Deck	0	346	35	20.62	7,134	
FUS	Finished Upper Story	900	900	900	203.83	183,444	
Ttl Gross Liv / Lease Area		2,035	3,341	2,262		461,057	

