

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PITT BRENTON A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
PITT ERICA B			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	504,900	504,900
8 CAPTAINS HILL RD		SUPPLEMENTAL DATA			RES LAND	1010	659,500	659,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2268 Total Acres .76 Chapter Lan GIS ID F_878056_2832262			Cyclical 9 Exemption W District Res Exem Assoc Pid#				
							Total	1,164,400	1,164,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PITT BRENTON A		LCC 123752	07-19-2016	Q	I	805,000	00	Year	Code	Assessed	Year	Code	Assessed
GRAY DOUGLAS M JR TT		LCC 101029	04-03-2002	U	I	1	1F	2023	1010	384,300	2022	1010	351,700
GRAY SUZANNE		0484 0076	01-25-2000	U	I	0	1		1010	686,500	2021	1010	566,900
							Total	1,070,800	Total	918,600	Total	785,900	

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
0110				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	504,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	659,500
Special Land Value	0
Total Appraised Parcel Value	1,164,400
Valuation Method	C
Total Appraised Parcel Value	1,164,400

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-21-32	12-02-2021	MN	Maintenance	20,700		100	12-02-2021	STRIP & REROOF	05-21-2018	JLF	5		01	Measure - No Entry
2017-19	04-20-2017	RM	Remodel	150,000	05-21-2018	100		16' X 27' DECK AND REMODEL	12-20-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									07-24-2008	BSB		1	00	Measure & Listed

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	33,106 SF	10.16	1.00000	5	1.00	0110	1.960		1.0000	19.92	659,500
Total Card Land Units					0.76 AC	Parcel Total Land Area					0.76	Total Land Value			659,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1200	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		570,476
Interior Floor 2			Replace Cost		30,550
Heat Fuel	02	Oil	Year Built		601,026
Heat Type	05	Hot Water	Effective Year Built		1950
AC Type	03	Central	Depreciation Code		2005
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		16
Extra Fixtures	0		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		504,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	420		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1200		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	1,608	1,608	1,608	189.15	304,153	
BSM	Basement	0	1,200	240	37.83	45,396	
DCK	Deck	0	432	43	18.83	8,133	
FGR	Garage	0	528	211	75.59	39,911	
PTO	Patio	0	280	14	9.46	2,648	
TQS	Three Quarter Story	900	1,200	900	141.86	170,235	
Ttl Gross Liv / Lease Area		2,508	5,248	3,016		570,476	

