

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
REED CYNTHIA TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
CYNTHIA REED REVOCABLE TRS			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	478,800	478,800
PO BOX 4547				0 Medium		RES LAND	1010	2,066,600	2,066,600
<b>SUPPLEMENTAL DATA</b>									
NEW YORK NY 10163		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1864 Total Acres 3.48 Chapter Lan			Cyclical 9 Exemption W District Res Exem				
GIS ID F_879464_2829299		Assoc Pid#					Total 2,545,400 2,545,400		

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
REED CYNTHIA TT		35359 0142	12-03-2007	U	I	10,000,000	1 1F	Year	Code	Assessed	Year	Code	Assessed
REED CYNTHIA L		27361 0333	01-09-2004	U	I			2023	1010	475,400	2022	1010	427,400
									1010	1,838,600		1010	1,255,800
								Total		2,314,000	Total		1,683,200
								Total			Total		1,519,100

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) 478,800  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 0  
 Appraised Land Value (Bldg) 2,066,600  
 Special Land Value 0  
 Total Appraised Parcel Value 2,545,400  
 Valuation Method C  
 Total Appraised Parcel Value 2,545,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0090			

NOTES									

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
2015-19	01-21-2015	RM	Remodel	167,000	10-21-2016	100		REMODEL MASTER BATHROO	10-21-2016	JLF	10	1	00	Measure & Listed
223	12-29-2011	MN	Maintenance	7,000	06-30-2012	100		3 WINDOWS	04-12-2013	VGS			20	Field Review
256	08-18-2008	RM	Remodel	115,000	05-12-2009	100		COMPUTERRM BATHRM	10-01-2012	KP	6		30	Quality Control
55	02-05-2008	RM	Remodel	25,000		100		3 GAR DRS/RM BASEMNT	05-12-2009	KP		1	00	Measure & Listed
51	01-29-2008	DM	Demolish	11,000		100		1280' 11/2 STY BARN						
388	12-05-2007	DM	Demolish	11,000		100		EXPOSE FRAMING						
13795	08-15-1996	NC	New Construct	32,000	12-02-1996	100		REMOVE GAR REPLC BARN						

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			1.0000	32.04	1,281,400
1	1010	Single Family	RC	Secondary	0.918 AC	190,590.00	1.00000	0	1.00	0090	3.661			1.0000	16.02	640,700
1	1010	Single Family	RC	Residual	1.640 AC	35,000.00	0.68780	5	1.00	0090	3.661			1.0000	2.02	144,500
Total Card Land Units					3.48	AC	Parcel Total Land Area					3.48	Total Land Value			2,066,600

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	11	Antique	Bsmt Area	392			
Model	01	Residential	Bsmt Type	00	N/A		
Grade	09	Custom	Unfin Area	0.00			
Stories	1.85						
Occupancy	1		<b>CONDO DATA</b>				
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne	
Exterior Wall 2					B	S	
Roof Structure	07	Gambrel	Adjust Type	Code	Description	Factor%	
Roof Cover	10	Wood Shingle	Condo Flr				
Interior Wall 1	03	Plaster	Condo Unit				
Interior Wall 2			<b>COST / MARKET VALUATION</b>				
Interior Floor 1	09	Pine/Soft Wood				563,801	
Interior Floor 2			Net Other Adj			20,140	
Heat Fuel	02	Oil	Replace Cost			583,942	28
Heat Type	04	Forced Air-Duc	Year Built			1666	
AC Type	01	None	Effective Year Built			2003	
Bedrooms	3		Depreciation Code			E	
Full Baths	1		Remodel Rating				
Half Baths	0		Year Remodeled				
Extra Fixtures	1		Depreciation %			18	
Total Rooms	6		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	2		Percent Good			82	
Gas Fireplaces	0		Cns Sect Rcnd			478,800	
Sq Ft Fin Bsmt	0		Dep % Ovr				
FBM Quality			Dep Ovr Comment				
Foundation	03	Stone	Misc Imp Ovr				
Bsmt Garage	0		Misc Imp Ovr Comment				
Bsmt Area	392		Cost to Cure Ovr				
			Cost to Cure Ovr Comment				

<p>FNS BAS BSM</p>	<p>FNS BAS</p>
14	22

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	1,008	1,008	1,008	282.89	285,154
BSM	Basement	0	392	78	56.29	22,065
FNS	Finished 90% Story	907	1,008	907	254.55	256,582
Ttl Gross Liv / Lease Area		1,915	2,408	1,993		563,801

