

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
PHILLIPS LEONARD B			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
PHILLIPS HILLSTROM SARAH E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	920,500	920,500	
92 HORNBEAM RD				0 Light	0 Bay Vw	RES LAND	1010	2,147,800	2,147,800	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	13,000	13,000	
Alt Prcl ID		Cyclical 9								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 3574		District								
Total Acres .74		Res Exem								
Chapter Lan										
GIS ID F_879554_2834027		Assoc Pid#								
							Total	3,081,300	3,081,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PHILLIPS LEONARD B	LCC	130519	07-31-2020	U	I	1,675,000	1	Year	Code	Assessed	Year	Code	Assessed	
HAMORI CHRISTINE A	LCC	113499	07-07-2009	U	I	100	1A	2023	1010	743,100	2022	1010	694,500	
MOORE JEFFREY W	LCC	110204	02-22-2007	Q	I	1,500,000	00		1010	1,874,400		1010	1,282,800	
O C LARSON QUAL PER RES TRUST	LCD	432950	08-25-1998	U	I	100	1F		1010	9,500		1010	9,500	
O C LARSON QUAL PER RES TRUST	LCD	432949	08-25-1998	U	I	100	1F					1010	800	
							Total	2,627,000		Total	1,986,800		Total	1,620,800

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												

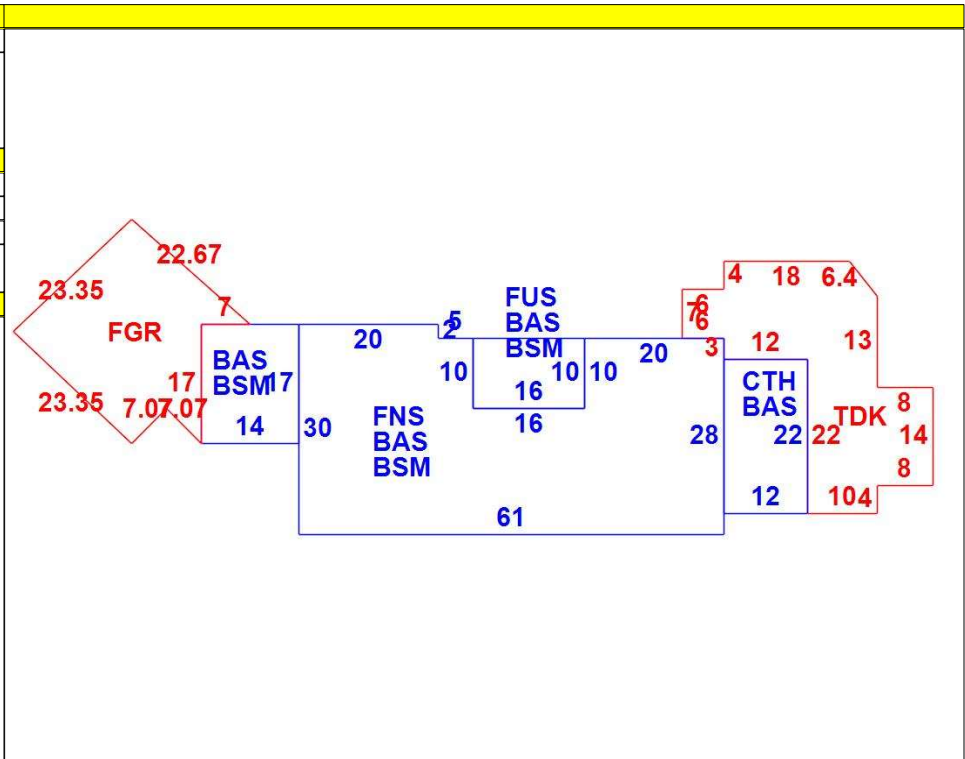
ASSESSING NEIGHBORHOOD				APPROAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	Appraised Xf (B) Value (Bldg)	Appraised Ob (B) Value (Bldg)
0090					920,500	0	13,000

NOTES				APPROAISED VALUE SUMMARY			
				Appraised Land Value (Bldg)	Special Land Value	Total Appraised Parcel Value	Valuation Method
				2,147,800	0	3,081,300	C
				Total Appraised Parcel Value 3,081,300			

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-20-337	12-08-2020	BP	Bldg Permit	28,500	03-11-2021	100		Construct a 17' shed dormer onto	05-19-2021	SJD	9		01	Measure - No Entry
BPO-20-230	10-05-2020	RM	Remodel	33,000	03-11-2021	100	10-08-2020	Kitchen Remodel/cabinets/Floori	03-11-2021	SJT	5		01	Measure - No Entry
BPO-20-152	08-24-2020	MN	Maintenance	27,000		100	09-18-2020	Remove/Replace frieplace and c	04-12-2013	VGS			20	Field Review
30	02-10-2010	RM	Remodel	100,000	01-20-2012	100		KITCH,FMRM,DK,W/IN,DR	01-20-2012	KP		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	32,234	SF	10.40	1.00000	5	1.00	0090	3.661	V175	1.7500	66.63	2,147,800
Total Card Land Units					0.74	AC	Parcel Total Land Area					0.74	Total Land Value			2,147,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	00	Gambrel	Bsmt Area	1986				
Model	01	Residential	Bsmt Type	03				
Grade	08	Excellent	Unfin Area	160.00	Partial			
Stories	2							
Occupancy	1		CONDO DATA					
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	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood	Net Other Adj		1,036,431			
Interior Floor 2			Replace Cost		59,413			
Heat Fuel	03	Gas	Year Built		1,095,844			
Heat Type	04	Forced Air-Duc	Effective Year Built		1954			
AC Type	03	Central	Depreciation Code		2005			
Bedrooms	5		Remodel Rating		E			
Full Baths	3		Year Remodeled					
Half Baths	1		Depreciation %		16			
Extra Fixtures	1		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	1		Cns Sect Rcnd		920,500			
Gas Fireplaces	0		Dep % Ovr					
Sq Ft Fin Bsmt	550		Dep Ovr Comment					
FBM Quality			Misc Imp Ovr					
Foundation	06	Poured Conc	Misc Imp Ovr Comment					
Bsmt Garage	0		Cost to Cure Ovr					
Bsmt Area	1986		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
GNR	GENERATOR	L	1	12400.00	2013	A	70	B	1.50	13,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,250	2,250	2,250	227.94	512,859
BSM	Basement	0	1,986	397	45.56	90,491
CTH	Cathedral Ceiling	0	264	26	22.45	5,926
FGR	Garage	0	545	218	91.18	49,690
FNS	Finished 90% Story	1,429	1,588	1,429	205.12	325,723
FUS	Finished Upper Story	160	160	160	227.94	36,470
TDK	Trex Deck	0	672	67	22.73	15,272
Ttl Gross Liv / Lease Area		3,839	7,465	4,547		1,036,431

