

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
TURNER KATHLEEN C TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
KATHLEEN C TURNER 2008 TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,168,900	1,168,900	
69 HORNBEAM RD				0 Light		RES LAND	1010	2,687,500	2,687,500	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	40,100	40,100	
Alt Prcl ID		Cyclical 9								
Scnd Home		Exemption								
Tax Class T		W W								
Tot Fin Area 3893		District								
Total Acres 1.628		Res Exem								
Chapter Lan										
GIS ID F_879528_2833647		Assoc Pid#								
						Total		3,896,500	3,896,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TURNER KATHLEEN C TT		LCC 122868	12-22-2015	Q	I	2,542,500	00	Year	Code	Assessed	Year	Code	Assessed
SEALUND KEVIN P & SEALUND NANCY		LCC 103146	04-16-2003	U	I	1,100,000	1	2023	1010	905,600	2022	1010	764,100
BLAGBROUGH REALTY TRUST (RICHA		LCC 98181	10-03-2000	U	I	100	1F		1010	2,575,400		1010	2,277,600
									1010	23,500		1010	20,700
						Total		3,504,500	Total		3,065,200	Total	2,651,400

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				APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)	1,168,900	
0090					Appraised Xf (B) Value (Bldg)	0	
					Appraised Ob (B) Value (Bldg)	40,100	
					Appraised Land Value (Bldg)	2,687,500	
					Special Land Value	0	
					Total Appraised Parcel Value	3,896,500	
					Valuation Method	C	
				Total Appraised Parcel Value	3,896,500		

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
2016-229	07-19-2016	NC	New Construct	38,000	07-31-2018	100		CONSTRUCT A 374' DECK	07-31-2018	JLF	5		01	Measure - No Entry
516	10-02-2003	AD	Addition	20,000	08-25-2004	100		INGROUND POOL	05-19-2016	SJD	9		01	Measure - No Entry
245	05-16-2003	NC	New Construct	290,000	05-12-2004	100		SNGL FAM DWELL/GARAG	04-12-2013	VGS			20	Field Review
162	04-29-2003	DM	Demolish	10,000	05-12-2004	100		DEMO DWELLING	03-06-2012	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	26,560	SF 12.25	1.00000	5	1.00	0090	3.661		W225	2.2500	100.90	2,680,000
1	1010	Single Family	WP	Undevelop	1.019	AC 2,000.00	1.00000	0	1.00	0090	3.661	MARSH		1.0000	0.17	7,500
Total Card Land Units					1.63	AC	Parcel Total Land Area					1.63	Total Land Value			2,687,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1864	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Fir		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,232,290
Interior Floor 2			Net Other Adj		111,245
Heat Fuel	03	Gas	Replace Cost		1,343,535
Heat Type	05	Hot Water	Year Built		2004
AC Type	03	Central	Effective Year Built		2008
Bedrooms	3		Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		87
Extra Openings	1		Percent Good		
Gas Fireplaces	0		Cns Sect Rcnd		1,168,900
Sq Ft Fin Bsmt	1350		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1864		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
SPL1	Ing Pool - Ave	L	700	64.00	2004	A	70	C	1.00	31,400
GNR	GENERATOR	L	1	12400.00	2017	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,106	2,106	2,106	269.06	566,638
BSM	Basement	0	1,864	373	53.84	100,359
DCK	Deck	0	374	37	26.62	9,955
FGR	Garage	0	939	376	107.74	101,166
FOP	Open Porch	0	36	5	37.37	1,345
FUS	Finished Upper Story	1,674	1,674	1,674	269.06	450,405
PTO	Patio	0	178	9	13.60	2,422
Ttl Gross Liv / Lease Area		3,780	7,171	4,580		1,232,290

