

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>
HALL JUDITH J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	
HALL HOWARD R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	523,700	523,700	
39 HORNBEAM RD				0 Light		RES LAND	1010	1,310,900	1,310,900	
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	30,400	30,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2914 Total Acres 1.148 Chapter Lan		Cyclical 9 Exemption W District Res Exem						
GIS ID F_878954_2833686		Assoc Pid#						Total	1,865,000	1,865,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
HALL JUDITH J	LCC	128656	06-17-2019	U	I	1,175,000	1	Year	Code	Assessed	Year	Code	Assessed		
POLLACK STEVEN M	LCC	113999	11-10-2009	Q	I	710,000	00	2023	1010	393,200	2022	1010	329,600		
39 HORBEAM RD RLTY TRUST	453	184	12-30-1996	U	I	1	1A		1010	1,143,500		1010	778,000		
GREY HUGH S	LCC	81986	09-23-1991	Q	I	460,000	00		1010	19,900		1010	19,900		
Total										1,556,600	Total		1,127,500	Total	981,900

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			
Total			0.00					Appraised Bldg. Value (Card) 523,700				
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

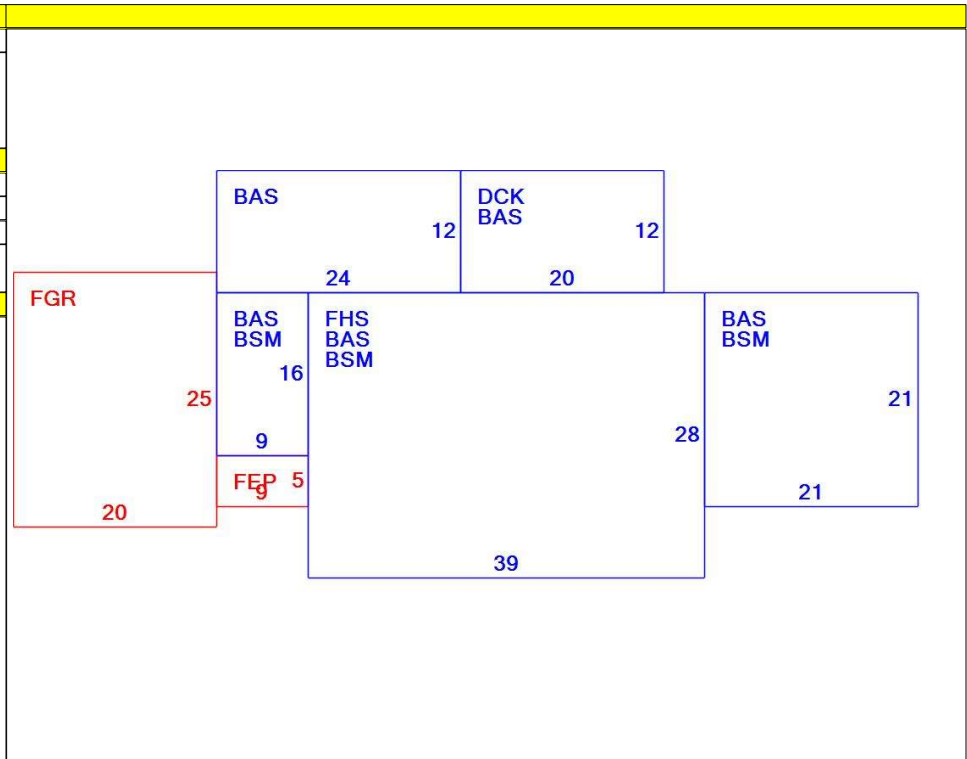
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
Total Appraised Parcel Value 1,865,000			
Valuation Method C			
Total Appraised Parcel Value 1,865,000			

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
2014-370	12-02-2014	RM	Remodel	5,000		100		REMODEL EXISTING 1ST FLR	05-12-2020	SJD	9		20	Field Review
6	01-21-2011	RM	Remodel	4,000		100		475' BASEMENT AREA	04-12-2013	VGS			20	Field Review
5	01-20-2011	MN	Maintenance	8,000		100		ROOF,6WINDS,1DOOR	06-09-2011	KP		1	00	Measure & Listed
142	09-16-2010	MN	Maintenance	1,400		100		ROOF 5 SQUARES						
10806	04-04-1988	AD	Addition			100		ENLARGE HOUSE W/FPL						

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	Residual	0.230 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	29,500
Total Card Land Units					1.15 AC	Parcel Total Land Area					1.15	Total Land Value 1,310,900			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1677	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
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	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		624,514
Interior Floor 2			Replace Cost		38,448
Heat Fuel	03	Gas	Year Built		1960
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	01	None	Depreciation Code		VG
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	1		Cns Sect Rcnd		523,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	475		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	1677		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	798	64.00	1970	P	35	D	0.50	8,900
GAZ	Gazebo	L	80	56.00	1975	A	70	C	1.00	3,100
PTO	Patio	L	250	15.00	1987	A	70	C	1.00	2,600
GNR	GENERATOR	L	1	12400.00	2021	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,205	2,205	2,205	187.15	412,661
BSM	Basement	0	1,677	335	37.38	62,695
DCK	Deck	0	240	24	18.71	4,492
FEP	Finished Enclosed Porch	0	45	27	112.29	5,053
FGR	Garage	0	500	200	74.86	37,430
FHS	Finished Half Story	546	1,092	546	93.57	102,183
Ttl Gross Liv / Lease Area		2,751	5,759	3,337		624,514

