

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WARD JOSEPH A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
WARD RACHEL M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	275,400	275,400	
18 CRANBERRY DR		SUPPLEMENTAL DATA			RES LAND	1010	350,500	350,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1184 Total Acres .931 Chapter Lan GIS ID F_856138_2840232			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	53,700	53,700	
						Total		679,600	679,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WARD JOSEPH A		52623 186	04-17-2020	Q	I	530,000	00	Year	Code	Assessed	Year	Code	Assessed
LUCAS PAUL D		12768 0284	03-30-1994	Q	I	194,000	00	2023	1010	266,900	2022	1010	221,200
									1010	364,500		1010	300,400
									1010	33,400		1010	33,400
								Total		664,800	Total		555,000
								Total			Total		481,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	275,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	53,700
Appraised Land Value (Bldg)	350,500
Special Land Value	0
Total Appraised Parcel Value	679,600
Valuation Method	C
Total Appraised Parcel Value	679,600

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
11687	08-22-1990	NC	New Construct	13,000	04-25-1991	100			04-12-2013	VGS			20	Field Review
									03-26-2013	AO	6	6	30	Quality Control
									06-19-2007	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.014 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.84	500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			311,741
Interior Floor 2			Net Other Adj		50,570
Heat Fuel	03	Gas	Replace Cost		362,310
Heat Type	05	Hot Water	Year Built		1971
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	6		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		46
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		275,400
Sq Ft Fin Bsmt	1000		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1104		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
SPL2	Ing Pool-Good	L	798	89.00	1990	A	70	C	1.00	49,700
PTO	Patio	L	200	15.00	1985	A	70	C	1.00	2,100
SHD1	Shed	L	128	21.00	1985	A	70	C	1.00	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,184	1,184	1,184	207.00	245,087
BSM	Basement	0	1,104	221	41.44	45,747
CAN	Canopy	0	230	23	20.70	4,761
FEP	Finished Enclosed Porch	0	130	78	124.20	16,146

Ttl Gross Liv / Lease Area		1,184	2,648	1,506		311,741
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		FEP		10
				13
BAS		BSM		
				24
				46
BAS	23	2	BAS	17
		CAN		5
				46



18 CRANBERRY DR

