

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WILSON ANNE F TT WILSON FAMILY TRUST 171 PINE ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	411,900	411,900
		SUPPLEMENTAL DATA		Cyclical 2		RESIDNTL		1010	350,500	350,500	
Alt Prcl ID		Scnd Home		Exemption		RESIDNTL		1010	13,600	13,600	905  DUXBURY, MA  <b>VISION</b>
Tax Class T		Tot Fin Area 2244		District W		Res Exem		Total		776,000	
GIS ID F_856461_2834838		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WILSON ANNE F TT		57448	195	11-23-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
WILSON ANNE		20020	0103	06-15-2001	Q	I	375,000	00	2023	1010	314,000	2022	1010	287,600
										1010	364,500		1010	300,400
										1010	2,700		1010	2,700
		Total								681,200		Total		590,700
												Total		514,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								411,900	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								13,600	
Appraised Land Value (Bldg)								350,500	
Special Land Value								0	
Total Appraised Parcel Value								776,000	
Valuation Method								C	
Total Appraised Parcel Value								776,000	

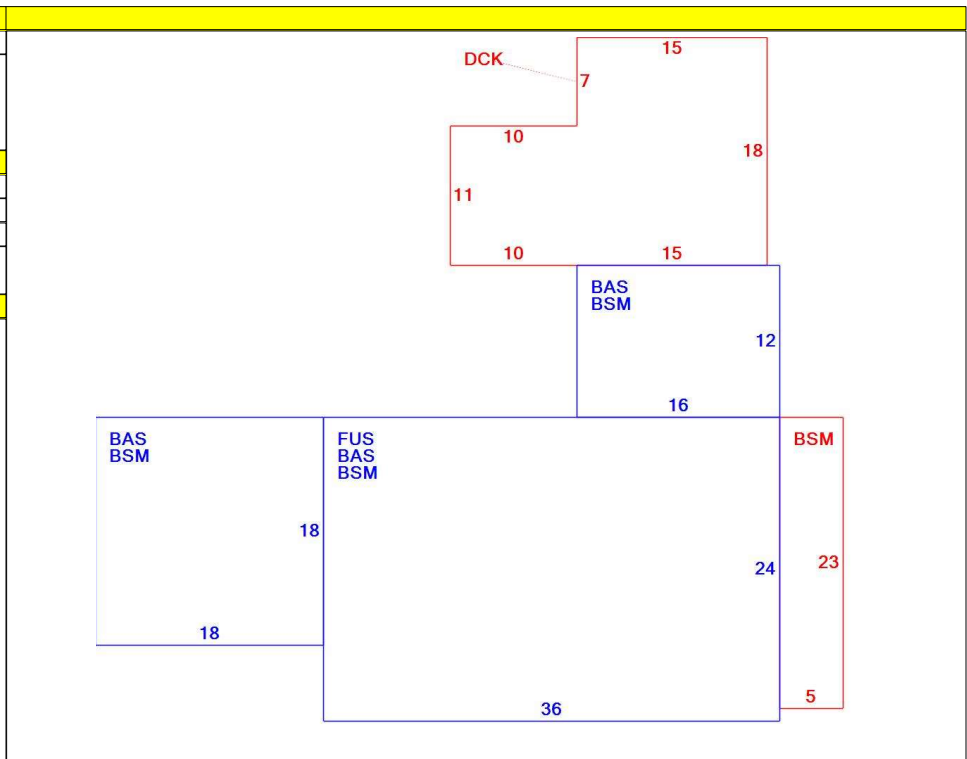
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
27	01-31-2005	AD	Addition	26,000		100		18X18 1 LEV ADDITION		04-12-2013	VGS			20	Field Review
										04-23-2007	BSB		1	00	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	PD	Primary	40,057	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1495	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	216				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1495				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	492,122
Replace Cost	29,250
Year Built	1980
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	411,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
SHD1	Shed	L	180	21.00	2002	A	70	C	1.00	2,600
HTB	Hot Tub	L	1	10500.00	1995	A	70	B	1.50	11,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,380	1,380	1,380	190.67	263,126
BSM	Basement	0	1,495	299	38.13	57,011
DCK	Deck	0	380	38	19.07	7,245
FUS	Finished Upper Story	864	864	864	190.67	164,740
Ttl Gross Liv / Lease Area		2,244	4,119	2,581		492,122

