

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WASHINGTON WANDA P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
134 CEDAR ACRES			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	264,300	264,300
MARSHFIELD MA 02050		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	347,100	347,100
		Alt Prcl ID	Cyclical 2						
		Scnd Home LEASED	Exemption						
		Tax Class T	W						
		Tot Fin Area 1482	District						
		Total Acres 4.750	Res Exem						
		Chapter Lan							
		GIS ID F_857524_2836199	Assoc Pid#						
							Total	611,400	611,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WASHINGTON WANDA P		10330 0219	06-17-1991	Q	I	150,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	219,100	2022	1010	204,600
									1010	411,500		1010	340,700
								Total		630,600	Total		545,300
									Total		Total		478,200

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
0030				

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	264,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	347,100
Special Land Value	0
Total Appraised Parcel Value	611,400
Valuation Method	C
Total Appraised Parcel Value	611,400

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
									01-10-2022	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									09-26-2007	BSB			01	Measure - No Entry

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	0030	0.886			1.0000	310,100
1	1010	Single Family	RC	Residual	1.232 AC	35,000.00	0.84945	5	1.00	0030	0.886			1.0000	32,400
1	1010	Single Family	WP	Undevelop	2.600 AC	2,000.00	1.00000	0	1.00	0030	0.886			1.0000	4,600
Total Card Land Units					4.75 AC	Parcel Total Land Area					4.75	Total Land Value			347,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	830	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.8		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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			345,213
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	02	Oil	Replace Cost		362,113
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		264,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	830		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK	10	TQS BAS BSM	5	34	2	24

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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	830	830	830	214.02	177,636
BSM	Basement	0	830	166	42.80	35,527
DCK	Deck	0	50	5	21.40	1,070
TQS	Three Quarter Story	612	816	612	160.51	130,980
Ttl Gross Liv / Lease Area		1,442	2,526	1,613		345,213

