

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WAGER STANLEY & CLAIRE TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
WAGER FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	186,300	186,300
111 LAKE SHORE DR		SUPPLEMENTAL DATA			RES LAND	1010	310,500	310,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1516 Total Acres .928 Chapter Lan GIS ID F_856336_2836613			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	46,000	46,000
						Total		542,800	542,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WAGER STANLEY & CLAIRE TT		9770 0296	05-29-1990	Q	I	1 00		Year	Code	Assessed	Year	Code	Assessed
								2023	1010	199,700	2022	1010	175,600
									1010	276,600		1010	248,900
									1010	27,900		1010	27,900
						Total		504,200	Total		452,400	Total	405,200

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2018	41D	ELDERLY	1000.00				
Total			1,000.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	186,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	46,000
Appraised Land Value (Bldg)	310,500
Special Land Value	0
Total Appraised Parcel Value	542,800
Valuation Method	C
Total Appraised Parcel Value	542,800

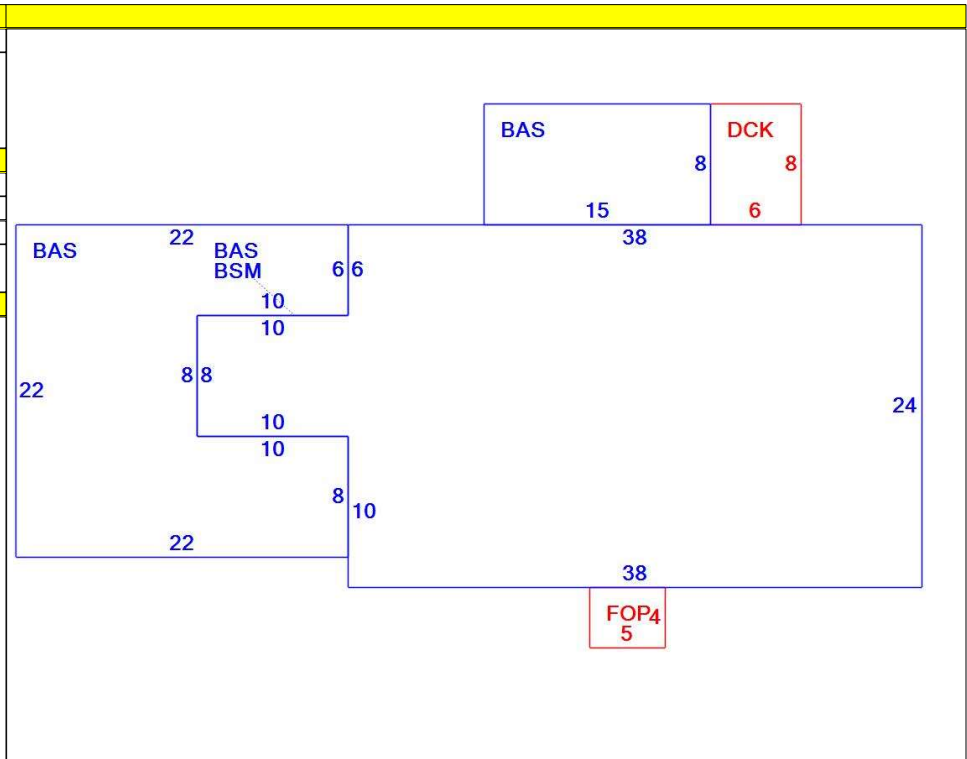
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0030			

NOTES							

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
269	06-15-2004	MN	Maintenance	5,900		100		STRIP & REROOF	09-13-2018	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									05-01-2007	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	0030	0.886		1.0000	7.75	310,100
1	1010	Single Family	RC	Residual	0.011 AC	35,000.00	1.00000	5	1.00	0030	0.886		1.0000	0.81	400
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			310,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	992	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			237,206
Interior Floor 2			Net Other Adj		28,950
Heat Fuel	03	Gas	Replace Cost		266,156
Heat Type	05	Hot Water	Year Built		1959
AC Type	01	None	Effective Year Built		1991
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnld		186,300
Sq Ft Fin Bsmt	758		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	992		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
BTH	Cabana	L	240	106.00	1981	A	70	C	1.00	17,800
SPL1	Ing Pool - Ave	L	512	64.00	1985	A	70	C	1.00	22,900
SHD1	Shed	L	112	21.00	1997	A	70	C	1.00	1,600
PTO	Patio	L	350	15.00	1997	A	70	C	1.00	3,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,516	1,516	1,516	137.75	208,829
BSM	Basement	0	992	198	27.49	27,275
DCK	Deck	0	48	5	14.35	689
FOP	Open Porch	0	20	3	20.66	413
Ttl Gross Liv / Lease Area		1,516	2,576	1,722		237,206



111 LAKE SHORE DR

