

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WALSH ERIC			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
WALSH CHRISTINA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	419,000	419,000	
158 AUTUMN AVE		SUPPLEMENTAL DATA				RES LAND	1010	350,700	350,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2400 Total Acres .92 Chapter Lan		Cyclical 2 Exemption W District Res Exem						
GIS ID F_859850_2835756		Assoc Pid#						Total	769,700	769,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WALSH ERIC		57165 288	08-25-2022	Q	I	860,000	00	Year	Code	Assessed	Year	Code	Assessed
MULLER JOHN CHARLES TT		55006 298	05-19-2021	U	I	1	1A	2023	1010	320,200	2022	1010	290,600
MULLER JOHN C		18378 0294	03-27-2000	U	I	268,000	1A		1010	364,700		1010	300,600
158 AUTUMN AVE RLTY TRUST		16995 0101	12-30-1998	U	I	1	1F	Total		684,900	Total		591,200
								Total			Total		513,800

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
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	419,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	350,700
Special Land Value	0
Total Appraised Parcel Value	769,700
Valuation Method	C
Total Appraised Parcel Value	769,700

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
QPO-23-16	06-08-2023	MN	Maintenance	4,260		100		Weatherization and air sealing. Remove and replace four footing ADD,FAM RM,	11-02-2022	SJD	9	1	11	Phone Interview
BPO-22-483	11-21-2022	MN	Maintenance	6,000		100			12-21-2021	SJT	10		00	Measure & Listed
20010152	04-26-2001	NC	New Construct	40,000	06-15-2002	100			04-12-2013	VGS			20	Field Review
									02-13-2013	AO	6	6	30	Quality Control
									06-15-2002	KP		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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
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	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc	Net Other Adj		528,596
AC Type	03	Central	Replace Cost		22,783
Bedrooms	4		Year Built		551,379
Full Baths	1		Effective Year Built		1970
Half Baths	1		Depreciation Code		1997
Extra Fixtures	1		Remodel Rating		G
Total Rooms	8		Year Remodeled		24
Bath Style	02	Average	Depreciation %		
Kitchen Style	03	Modern	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	0		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	2		Condition %		76
Sq Ft Fin Bsmt	209		Percent Good		419,000
FBM Quality	03	Average	Cns Sect Rcnld		
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	816		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,376	1,376	1,376	193.27	265,941
BSM	Basement	0	816	163	38.61	31,503
DCK	Deck	0	314	31	19.08	5,991
FGR	Garage	0	432	173	77.40	33,436
FLL	Fin Lower Level	108	144	108	144.95	20,873
FUS	Finished Upper Story	884	884	884	193.27	170,852
Ttl Gross Liv / Lease Area		2,368	3,966	2,735		528,596

