

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WOOD TIMOTHY			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
WOOD ELIZABETH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	329,900	329,900
45 REED LN		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	356,300	356,300
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2143 Total Acres 1.098 Chapter Lan GIS ID F_861291_2838617				RESIDNTL	1010	65,500	7,000
				Cyclical Exemption W District Res Exem			Total		751,700
				Assoc Pid#			Total		693,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WOOD TIMOTHY		7816 0310	06-26-1987	Q	I	57,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	327,200	2022	1010	284,900
									1010	370,600		1010	305,400
									1010	2,100		1010	1,200
								Total		699,900	Total		591,500
								Total			Total		538,800

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

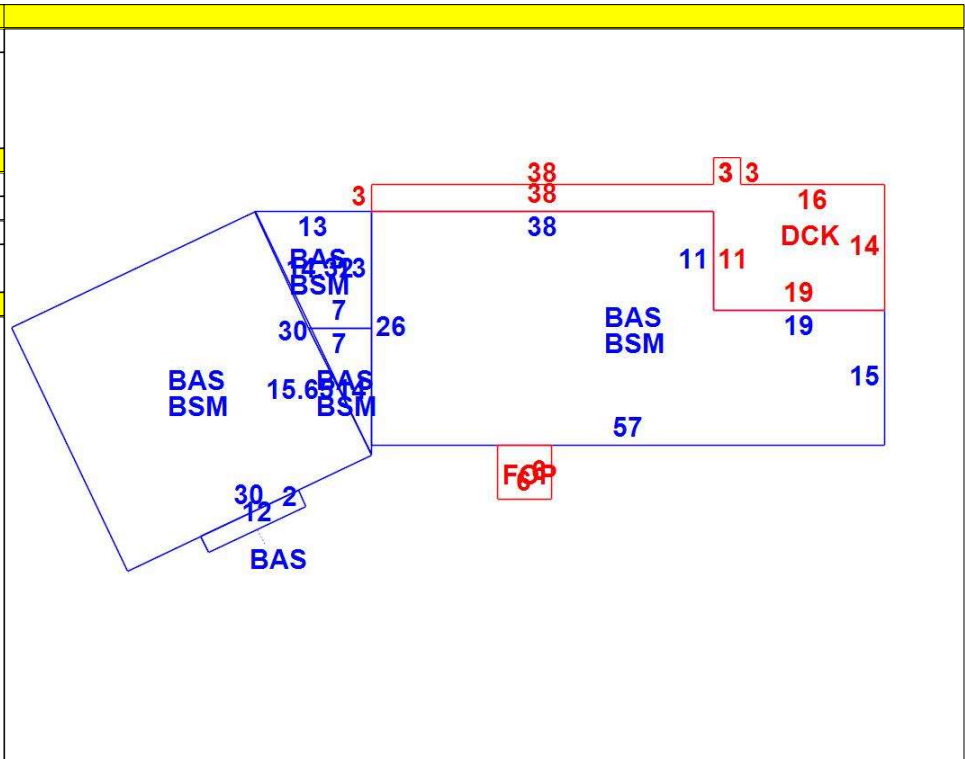
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES	
Status letter sent for pool on 10/6/2021 No response	

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
BPO-21-106	03-23-2021	BP	Bldg Permit	5,738		100		Replace an abv ground pool with	02-10-2023	SJT	3		21	Field Review + GIS
BP-20-75	03-23-2020	SP	Solar Panels	54,000	05-20-2020	100		INSTALL SOLAR ARRAY 39 SOL	05-20-2020	SJT	5		20	Field Review
15107	09-01-1998	NC	New Construct	58,000	05-15-2001	100		30X30 GAR/BDRM OVER	04-12-2013	VGS			20	Field Review
12274	04-14-1992	NC	New Construct	2,000	01-01-1994	100		AG POOL,24'DIA	05-15-2001	KP		1	00	Measure & Listed
11191	04-27-1989	AD	Addition		02-27-1990	100		DECK						

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	RC	Residual	0.180 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,300
Total Card Land Units					1.10 AC	Parcel Total Land Area					1.10	Total Land Value			356,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2143	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		448,059
Interior Floor 2			Replace Cost		23,205
Heat Fuel	02	Oil	Year Built		471,265
Heat Type	05	Hot Water	Effective Year Built		1958
AC Type	01	None	Depreciation Code		1991
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		70
Extra Openings	0		Cns Sect Rcnld		329,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	130		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	2143		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	64	21.00	1992	A	70	C	1.00	900
SPL4	Above Ground	L	452	8.00	2021	G	85	A	2.00	6,100
SLR	Solar Panels	L	39	1050.00	2020	E	100	C	1.00	58,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,376	2,376	2,376	155.04	368,370
BSM	Basement	0	2,352	470	30.98	72,868
DCK	Deck	0	389	39	15.54	6,046
FOP	Open Porch	0	36	5	21.53	775
Ttl Gross Liv / Lease Area		2,376	5,153	2,890		448,059

