

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PECK RICHARD JR & KRISTIE J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
ROSE SUZANNE & WILFRED			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	635,700	635,700	
5 UNION HALL RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	374,600	374,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3276 Total Acres 1.620 Chapter Lan GIS ID F_868403_2853102			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	83,100	83,100	
						Total		1,093,400	1,093,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PECK RICHARD JR & KRISTIE J		57308 303	10-07-2022	Q	I	1,145,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
WAMBOLT MARK D		56713 31	04-21-2022	U	I	1,000,000	1	2023	1010	593,000	2022	1010	534,100	2021	1010	506,700
MAXEY LEE		20313 166	08-03-2001	Q	I	650,000	00		1010	389,500		1010	321,000		1010	267,500
ZIOUANI SAID		17720 232	07-30-1999	Q	I	389,900	00		1010	40,400		1010	40,400		1010	40,400
						Total		1,022,900	Total		895,500	Total		814,600		

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)										635,700				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										83,100				
Appraised Land Value (Bldg)										374,600				
Special Land Value										0				
Total Appraised Parcel Value										1,093,400				
Valuation Method										C				
Total Appraised Parcel Value										1,093,400				

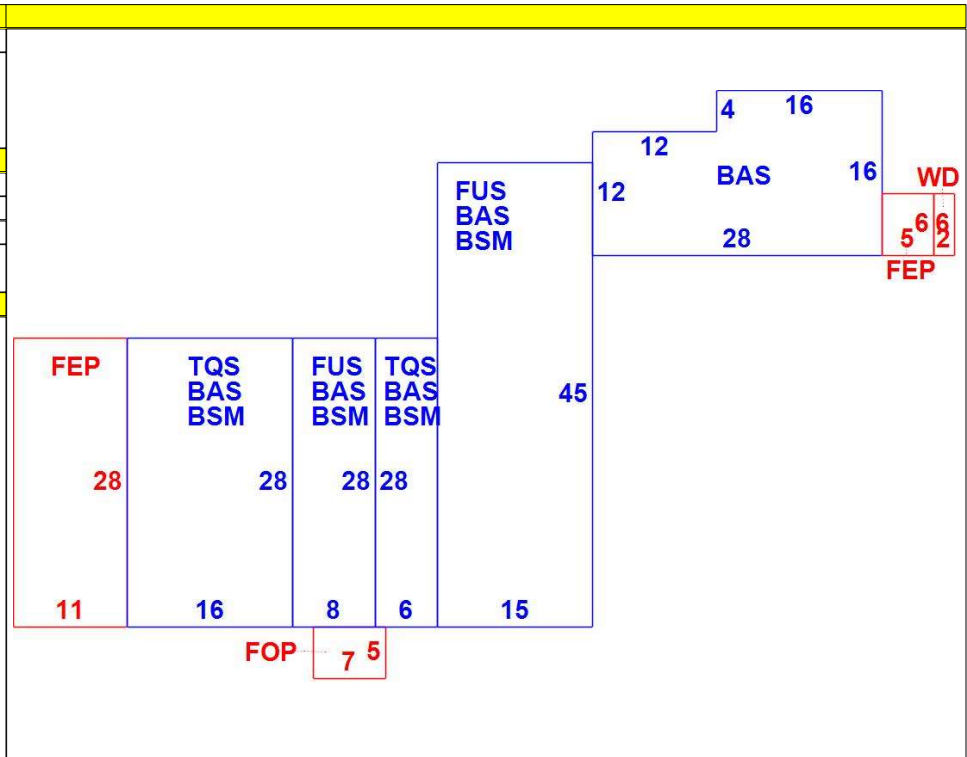
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
114	04-11-2005	MN	Maintenance	39,736		100		REPLACEMENT WINDOW		11-22-2022	SJD	9	1	07	Measure - Info @ Door
365	07-28-2004	AD	Addition	7,500		100		8X32 DECK		04-12-2013	VGS			20	Field Review
										10-12-2012	KP	6		30	Quality Control
										09-30-2005	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	40,000 SF	8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,000
1	1010	Single Family	RC	Residual	0.702 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000		0.80	24,600
Total Card Land Units					1.62 AC	Parcel Total Land Area					1.62	Total Land Value					374,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1515	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	3				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	1515				

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

COST / MARKET VALUATION	
Net Other Adj	739,297
Replace Cost	36,000
Year Built	775,296
Effective Year Built	1750
Depreciation Code	2003
Remodel Rating	E
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	635,700
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
PTO	Patio	L	320	15.00	2004	A	70	C	1.00	3,400
GHSE	GUEST HOUS	L	360	172.00	1980	A	70	C	1.00	43,300
BRN5	Barn - 2 Story	L	540	69.00	1980	A	70	C	1.00	26,100
BRN1	Barn - 1 Story	L	378	39.00	1980	A	70	C	1.00	10,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,915	1,915	1,915	195.17	373,747
BSM	Basement	0	1,515	303	39.03	59,136
FEP	Finished Enclosed Porch	0	338	203	117.22	39,619
FOP	Open Porch	0	35	5	27.88	976
FUS	Finished Upper Story	899	899	899	195.17	175,456
TQS	Three Quarter Story	462	616	462	146.38	90,168
WDK	Deck	0	12	1	16.26	195
Ttl Gross Liv / Lease Area		3,276	5,330	3,788		739,297

