

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DECKER WILLIAM K JR			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
DECKER NANCY E CALLAHAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	534,000	534,000	
44 DEERPATH TRL N				0 Light		RES LAND	1010	362,600	362,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	2,000	2,000		
Alt Prcl ID		Cyclical 3								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2547		District								
Total Acres 1.278		Res Exem								
Chapter Lan										
GIS ID F_864217_2857823		Assoc Pid#								
						Total		898,600	898,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DECKER WILLIAM K JR		45838	0052	07-24-2015	Q	I	625,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
THOMAS SCOTT R & THOMAS ANNE MA		15409	0264	08-19-1997	Q	I	274,000	00	2023	1010	418,900	2022	1010	384,200	2021	1010	341,900
										1010	377,100		1010	310,800		1010	319,900
										1010	1,300		1010	1,300		1010	1,300
						Total		797,300	Total		696,300	Total		663,100			

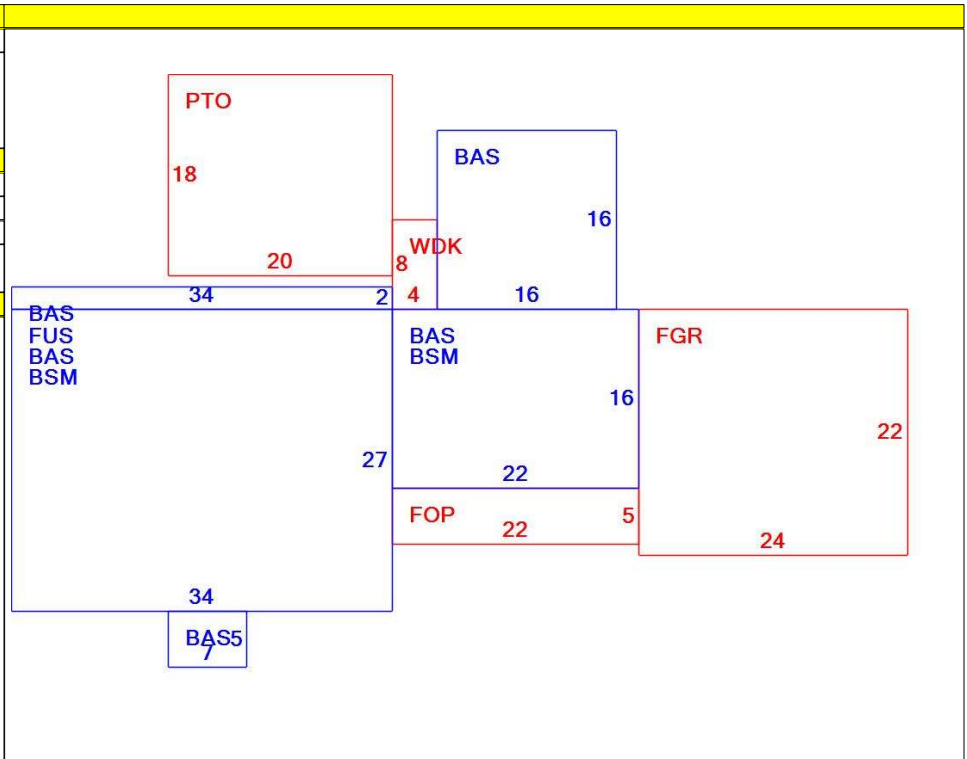
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
0050												
NOTES												
						Total Appraised Parcel Value						898,600

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-20-12	10-07-2020	MN	Maintenance	4,000		100		Weatherization/Air Sealing.		05-22-2019	SJT	5		06	Inspection Only
2017-15	09-12-2017	MS	Miscellaneous	4,000	05-22-2019	100		CONSTRUCT A 8' X 12' UTILITY		07-30-2018	JLF	5		30	Quality Control
363	07-26-2004	AD	Addition	20,000	10-12-2005	100		16X16 3 SEASON RM		04-25-2016	SJD	9	1	01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										05-16-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	WP	Residual	0.361	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	12,600
Total Card Land Units					1.28	AC	Parcel Total Land Area					1.28	Total Land Value			362,600

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1270				
Model	01	Residential				Bsmt Type	04				
Grade	06	Good				Unfin Area	0.00	Full			
Stories	2					CONDO DATA					
Occupancy	1					Parcel Id		C		Own	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						Net Other Adj		614,506			
Interior Floor 1	14	Carpet				Replace Cost		44,805			
Interior Floor 2	12	Hardwood				Year Built		1974			
Heat Fuel	02	Oil				Effective Year Built		2002			
Heat Type	05	Hot Water				Depreciation Code		VG			
AC Type	01	None				Remodel Rating		19			
Bedrooms	4					Year Remodeled					
Full Baths	2					Depreciation %					
Half Baths	1					Functional Obsol					
Extra Fixtures	1					External Obsol					
Total Rooms	8					Trend Factor		1.000			
Bath Style	02	Average				Condition					
Kitchen Style	02	Average				Condition %					
Extra Kitchens	0					Percent Good		81			
Fireplaces	1					Cns Sect Rcnd		534,000			
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	584					Misc Imp Ovr					
FBM Quality	04	Above Average				Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	0					Cost to Cure Ovr Comment					
Bsmt Area	1270										



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	96	21.00	2017	E	100	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,629	1,629	1,629	201.48	328,207	
BSM	Basement	0	1,270	254	40.30	51,175	
FGR	Garage	0	528	211	80.51	42,512	
FOP	Open Porch	0	110	17	31.14	3,425	
FUS	Finished Upper Story	918	918	918	201.48	184,956	
PTO	Patio	0	360	18	10.07	3,627	
WDK	Deck	0	32	3	18.89	604	
Ttl Gross Liv / Lease Area		2,547	4,847	3,050		614,506	

