

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WYLLIE DAVID A & ELISSA A TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
PROFILE UNION TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	594,400	594,400
15 UNION HALL RD		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	494,200	494,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2988 Total Acres 1.082 Chapter Lan GIS ID F_868204_2853168			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	141,200	141,200
						Total		1,229,800	1,229,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BERNASCONI ANTHONY		58236 146	08-31-2023	Q	I	1,450,000	00	Year	Code	Assessed	Year	Code	Assessed	
WYLLIE DAVID A & ELISSA A TT		54197 46	01-14-2021	U	I	1	1A	2023	1010	452,800	2022	1010	414,500	
WYLLIE DAVID A & ELISSA A TT		12694 0229	02-28-1994	Q	I	301,000	00		1010	482,600		1010	407,200	
									1010	78,300		1010	78,300	
						Total		1,013,700	Total		900,000	Total		819,000

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	Batch
0070				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			594,400
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			141,200
Appraised Land Value (Bldg)			494,200
Special Land Value			0
Total Appraised Parcel Value			1,229,800
Valuation Method			C
Total Appraised Parcel Value			1,229,800

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
2016-217	07-06-2016	NC	New Construct	72,000	11-15-2017	100		24'X30' DETACHED CAR GARA	11-15-2017	JLF	5		01	Measure - No Entry
20010220-A	06-19-2001	RM	Remodel		08-02-2002	100			04-12-2013	VGS			20	Field Review
20010220	06-19-2001	RM	Remodel	2,500	08-02-2002	100		FINISH PLAYROOM	08-18-2003	KP		1	00	Measure & Listed
20000502	12-18-2000	AD	Addition	45,000	08-02-2002	100		2ND LEVEL RM 26X29						
14259	10-15-1996	NC	New Construct	3,900	01-01-1997	100		6X13 DECK OFF KITCHN						

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.164 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	8,000
Total Card Land Units					1.08 AC	Parcel Total Land Area					1.08	Total Land Value			494,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			712,274
Interior Floor 2			Net Other Adj		40,165
Heat Fuel	02	Oil	Replace Cost		752,438
Heat Type	05	Hot Water	Year Built		1982
AC Type	03	Central	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		79
Gas Fireplaces	0		Cns Sect Rcnd		594,400
Sq Ft Fin Bsmt	488		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	864		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
SPL1	Ing Pool - Ave	L	800	64.00	1990	A	70	C	1.00	35,800
BTH	Cabana	L	96	106.00	1989	A	70	C	1.00	7,100
FGR5	Garage - 2 Sto	L	720	91.00	2016	E	100	B	1.50	98,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,210	1,210	1,210	203.74	246,525
BSM	Basement	0	864	173	40.80	35,247
DCK	Deck	0	280	28	20.37	5,705
FGR	Garage	0	754	302	81.60	61,529
FOP	Open Porch	0	32	5	31.83	1,019
FUS	Finished Upper Story	1,778	1,778	1,778	203.74	362,249
Ttl Gross Liv / Lease Area		2,988	4,918	3,496		712,274

