

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WOLFGANG THOMAS W WOLFGANG JOAN PO BOX 1987  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	130,100	130,100
		SUPPLEMENTAL DATA		Cyclical Exemption W		3	RESIDNTL	1010	350,700	350,700	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1056 Total Acres .938 Chapter Lan GIS ID F_867700_2849972		District Res Exem			RESIDNTL	1010	2,300	2,300			
					Total		483,100	483,100			

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ACUS2022 LLC	58314	232	09-27-2023	U	I	22,500	1	Year	Code	Assessed	Year	Code	Assessed
TUCK ONE LLC	48314	223	09-27-2023	U	I	198,000	1S	2023	1010	140,200	2022	1010	122,000
WOLFGANG THOMAS W	16869	0329	11-30-1998	U	I	1	1F		1010	364,700		1010	300,600
WOLFGANG THOMAS W	13155	0279	10-21-1994	U	I	1	1		1010	1,000		1010	1,000
WOLFGANG THOMAS W	11628	0199	02-03-1993	U	I	1	1	Total		505,900	Total		423,600
								Total		373,800			

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	Batch
0050			

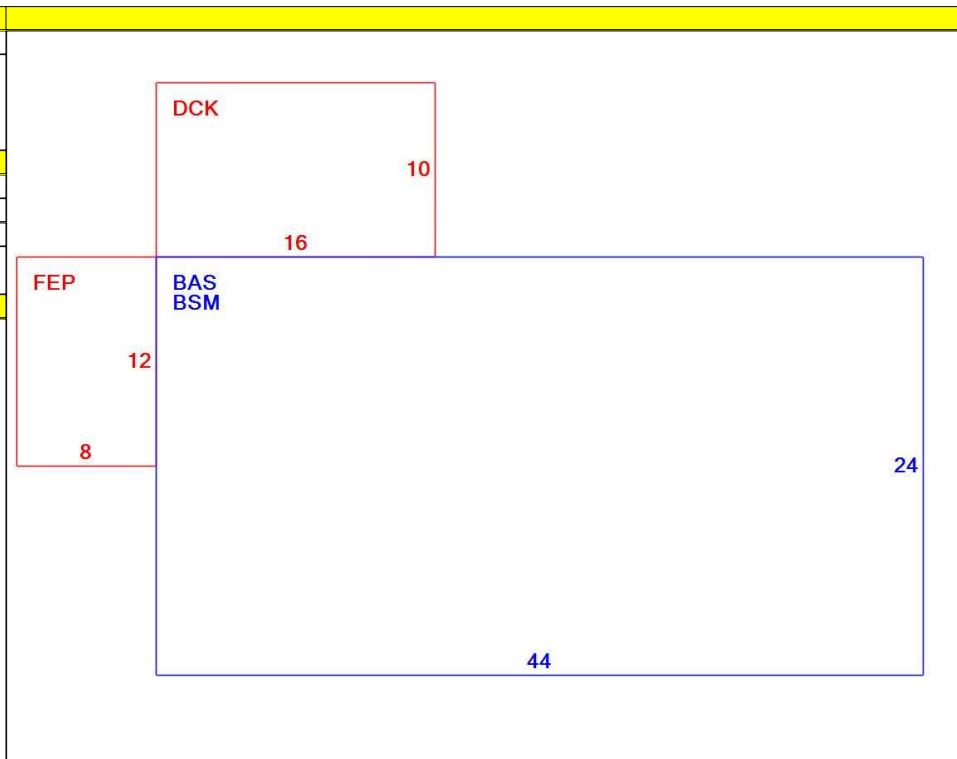
NOTES											

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	130,100		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	2,300		
Appraised Land Value (Bldg)	350,700		
Special Land Value	0		
Total Appraised Parcel Value	483,100		
Valuation Method	C		
Total Appraised Parcel Value	483,100		

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
										04-12-2013	VGS			20	Field Review
										08-23-2007	BSB		1	07	Measure - Info @ Door

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	0.020	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	700
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value		350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			195,303
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	02	Oil	Replace Cost		203,303
Heat Type	04	Forced Air-Duc	Year Built		1966
AC Type	01	None	Effective Year Built		1985
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		36
Total Rooms	5		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		64
Gas Fireplaces	0		Cns Sect Rcnd		130,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1056		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
SPL4	Above Ground	L	254	8.00	1980	A	70	C	1.00	1,400
SHD1	Shed	L	60	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	145.64	153,796
BSM	Basement	0	1,056	211	29.10	30,730
DCK	Deck	0	160	16	14.56	2,330
FEP	Finished Enclosed Porch	0	96	58	87.99	8,447
Ttl Gross Liv / Lease Area		1,056	2,368	1,341		195,303

