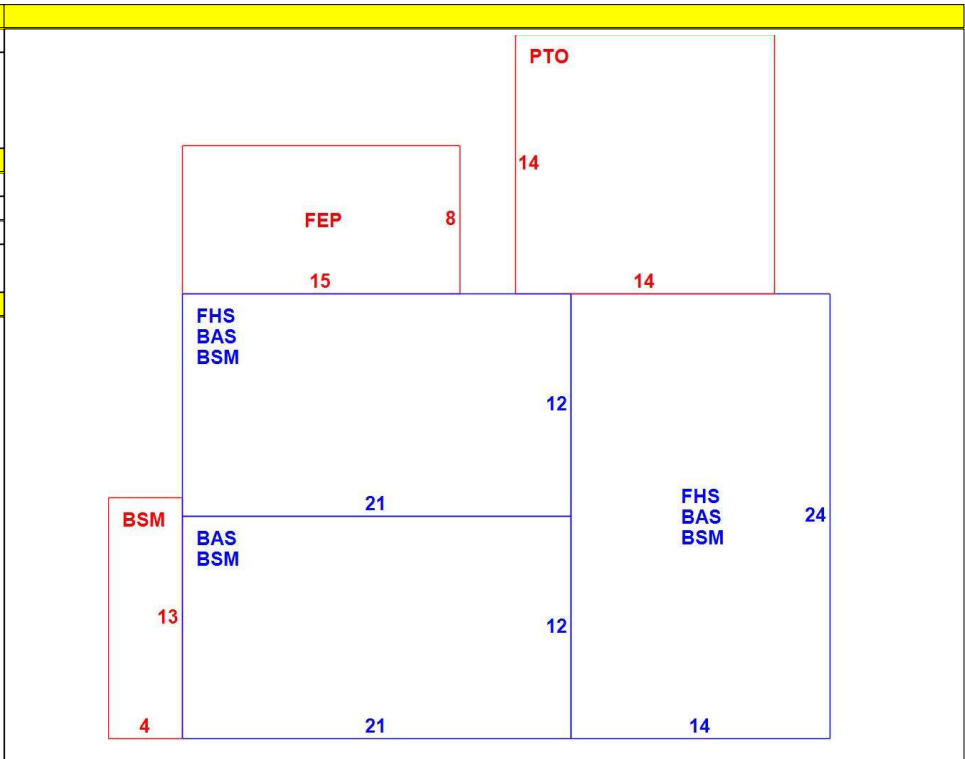


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905				
WAIT CLAUDIA A TT CLAUDIA A WAIT REALTY TRUST 595 FRANKLIN ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed		DUXBURY, MA VISION					
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	272,600	272,600							
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010	359,500	359,500								
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1187 Total Acres 1.188 Chapter Lan GIS ID F_863186_2849371		Cyclical Exemption W District Res Exem		3		1010	100	100								
										Total	632,200	632,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
WAIT CLAUDIA A TT		40544	0205	11-04-2011		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed		
											2023	1010	207,100	2022	1010	178,300		
												1010	373,500		1010	307,800		
												1010	100		1010	500		
										Total	580,700	Total	486,600	Total	434,900			
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				Appraised Bldg. Value (Card)			272,600			
0050												Appraised Xf (B) Value (Bldg)			0			
											Appraised Ob (B) Value (Bldg)			100				
											Appraised Land Value (Bldg)			359,500				
											Special Land Value			0				
											Total Appraised Parcel Value			632,200				
											Valuation Method			C				
											Total Appraised Parcel Value			632,200				
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
2014-227	10-30-2014	MN	Maintenance	8,450		100		WOOD SIDING					11-08-2021	SJT	10		00	Measure & Listed
178	05-07-2003	AD	Addition	5,000	09-28-2004	100		SCREENED PORCH					08-08-2014	JLF		1	00	Measure & Listed
											04-12-2013	VGS			20	Field Review		
											09-28-2004	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	0.271	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	9,500	
Total Card Land Units					1.19	AC	Parcel Total Land Area					1.19	Total Land Value					359,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	916	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	336				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	916				

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

COST / MARKET VALUATION		
Net Other Adj		325,906
Replace Cost		32,760
Year Built		358,666
Effective Year Built		1973
Depreciation Code		1997
Remodel Rating		G
Year Remodeled		
Depreciation %	24	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	76	
Cns Sect Rcnld	272,600	
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
SHD1	Shed	L	6	21.00	1986	A	70	C	1.00	100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	233.79	196,385
BSM	Basement	0	892	178	46.65	41,615
FEP	Finished Enclosed Porch	0	120	72	140.28	16,833
FHS	Finished Half Story	294	588	294	116.90	68,735
PTO	Patio	0	196	10	11.93	2,338
Ttl Gross Liv / Lease Area		1,134	2,636	1,394		325,906

