

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
KATZ WENDY S TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
WENDY S KATZ TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	444,900	444,900	
35 S RIVER LN W		SUPPLEMENTAL DATA			RES LAND	1010	470,200	470,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2455 Total Acres .92 Chapter Lan GIS ID F_864644_2847757			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	900	900	
							Total	916,000	916,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KATZ WENDY S TT	49747	0217	04-30-2018	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
KATZ WENDY S	27718	0264	03-12-2004	U	I	1	1F	2023	1010	338,600	2022	1010	309,900
KATZ REALTY TRUST	21678	0097	03-08-2002	U	I	100	1F		1010	504,700		1010	320,700
KATZ HAROLD B	21190	0294	12-21-2001	U	I	100	1F		1010	600		1010	600
KATZ RLTY TRUST	16577	0280	09-04-1998	U	I	100	1F	Total		843,900	Total		631,200
								Total		586,900	Total		586,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										444,900			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										900			
Appraised Land Value (Bldg)										470,200			
Special Land Value										0			
Total Appraised Parcel Value										916,000			
Valuation Method										C			
Total Appraised Parcel Value										916,000			

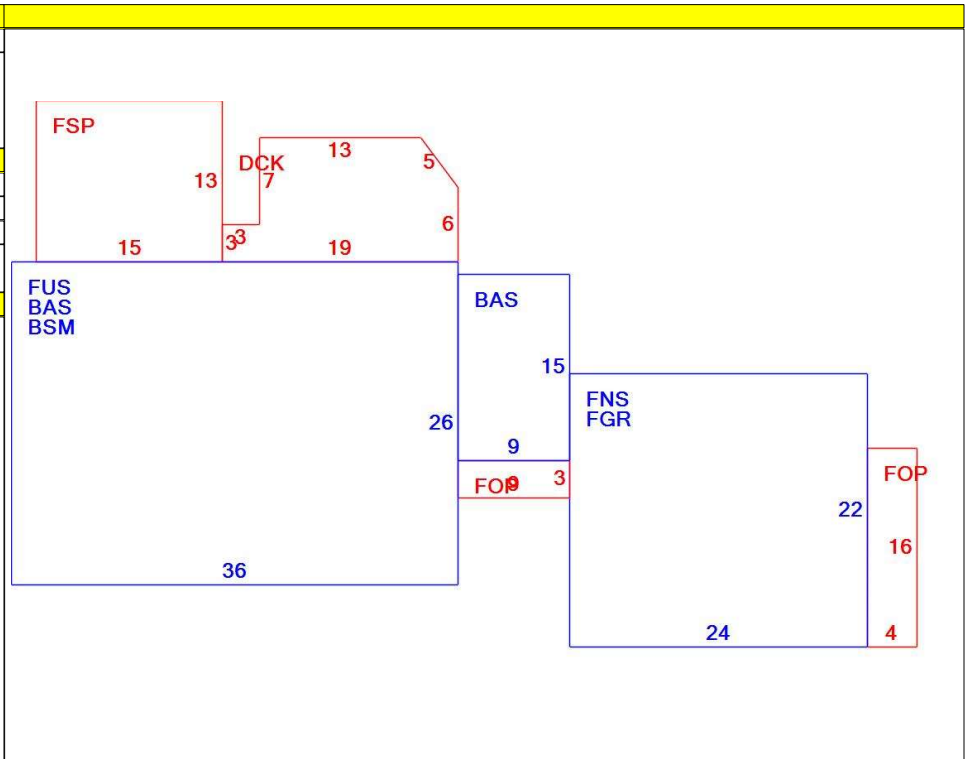
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-2	01-11-2023	MN	Maintenance	3,319		100	01-11-2023	WEATHERIZATION/AIR SEALIN	09-12-2018	SJD	6		20	Field Review
QP-19-289	11-18-2019	MN		3,000		100	12-10-2019	REPLACE 2 WINDOWS	04-12-2013	VGS			20	Field Review
2017-53	04-21-2017	MN	Maintenance	14,000		100		REPLACE 10 WINDOWS	09-29-2007	BSB			01	Measure - No Entry
64	05-24-2011	MN	Maintenance	14,624		100		18 PELLA WINDOWS						
15080	08-14-1998	NC	New Construct	30,000	01-01-1999	100		9X11 MDRM/16X28GAR						
11535	04-13-1990	MN	Maintenance	6,000	05-01-1991	100		REPL DECK SCREENS,FL						

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	40,075	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/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	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	468				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	936				

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

COST / MARKET VALUATION	
Net Other Adj	534,264
Replace Cost	28,860
Year Built	563,124
Effective Year Built	1978
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	444,900
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	64	21.00	1985	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	1,071	1,071	1,071	181.17	194,031
BSM	Basement	0	936	187	36.19	33,878
DCK	Deck	0	163	16	17.78	2,899
FGR	Garage	0	528	211	72.40	38,226
FNS	Finished 90% Story	475	528	475	162.98	86,055
FOP	Open Porch	0	91	14	27.87	2,536
FSP	Screened Porch	0	195	39	36.23	7,066
FUS	Finished Upper Story	936	936	936	181.17	169,573
Ttl Gross Liv / Lease Area		2,482	4,448	2,949		534,264



35 S RIVER LN W

