

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
NG WING K		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
NG ROSE J		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	676,400	676,400	
40 BOXWOOD LN				0	Light			RES LAND	1010	365,200	365,200	
								RESIDNTL	1010	19,800	19,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical	3							
Scnd Home				Exemption								
Tax Class	T			W								
Tot Fin Area	2968			District								
Total Acres	2.258			Res Exem								
Chapter Lan				Assoc Pid#								
GIS ID	F_868935_2847478											
									Total	1,061,400	1,061,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed					
NG WING K	39208	0329	11-02-2010	U	I	10	1A									
NG WING K	15655	0043	11-18-1997	Q	I	270,000	00	2023	1010	514,500	2022	1010	470,800	2021	1010	302,100
ZAGASKI CHESTER A & SUZANNE	4918	0181	02-28-1992	Q	I	190,000	00		1010	379,700		1010	313,300		1010	261,400
									1010	12,500		1010	12,500		1010	7,400
								Total	906,700	Total	796,600	Total	570,900			

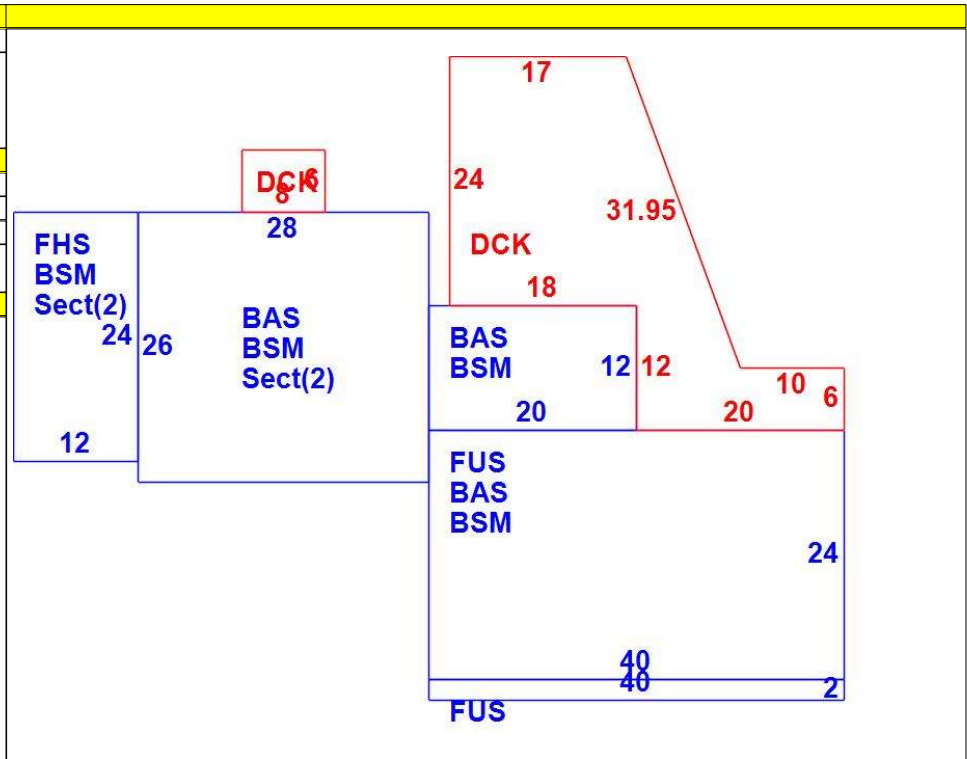
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor			
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int			
			Total	0.00							

ASSESSING NEIGHBORHOOD				APPRaised VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch			
0050							
NOTES							
Appraised Bldg. Value (Card) 676,400							
Appraised Xf (B) Value (Bldg) 0							
Appraised Ob (B) Value (Bldg) 19,800							
Appraised Land Value (Bldg) 365,200							
Special Land Value 0							
Total Appraised Parcel Value 1,061,400							
Valuation Method C							
				Total Appraised Parcel Value 1,061,400			

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
BPO-23-292	08-30-2023	NC	New Construct	35,880		0		540 SF DECK	03-10-2021	SJT	5		20	Field Review
BP-20-23	02-24-2020	AD		256,299	04-22-2021	100		CONSTRUCT A 26X28 W/GREA	05-13-2020	SJT	5		05	Measure - Under Construct
BP-20-20	02-05-2020	AD		42,000	05-13-2020	100		INSTALL A 1016 SF FOUNDATI	09-10-2018	SJD			20	Field Review
2015-254	08-25-2015	MN	Maintenance	20,000		100		INSTALL SOLAR ELECTRIC PA	04-12-2013	VGS			20	Field Review
20010176	05-15-2001	NC	New Construct	10,000	07-13-2002	100		20X36 ABVPOOL	03-27-2013	AO	6	6	30	Quality Control
									07-13-2002	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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.380	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	13,300	
1	1010	Single Family	PD	Undevelop	0.960	AC 2,000.00	1.00000	0	1.00	0050	1.000	ELEC ESMNT	1.0000	0.05	1,900	
Total Card Land Units					2.26	AC	Parcel Total Land Area					2.26	Total Land Value			365,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1320	
Model	01	Residential	Bsmt Type	00	N/A
Grade	08	Excellent	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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	Net Other Adj		620,008
Interior Floor 2			Replace Cost		41,344
Heat Fuel	03	Gas	Year Built		1980
Heat Type	05	Hot Water	Effective Year Built		1994
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnld		482,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	325		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1320		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	720	8.00	2000	A	70	C	1.00	4,000
SLR	Solar Panels	L	1	1050.00	2015	G	85	C	1.00	0
GNR	GENERATOR	L	1	12400.00	2018	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	242.76	291,312
BSM	Basement	0	1,200	240	48.55	58,262
DCK	Deck	0	735	74	24.44	17,964
FUS	Finished Upper Story	1,040	1,040	1,040	242.76	252,470
Ttl Gross Liv / Lease Area		2,240	4,175	2,554		620,008



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NG WING K			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
NG ROSE J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	676,400	676,400	
40 BOXWOOD LN				0 Light		RES LAND	1010	365,200	365,200	
						RESIDNTL	1010	19,800	19,800	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2968 Total Acres 2.258 Chapter Lan		Cyclical 3 Exemption W District Res Exem					VISION
			GIS ID F_868935_2847478		Assoc Pid#	Total		1,061,400	1,061,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
NG WING K		39208 0329	11-02-2010	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
NG WING K		15655 0043	11-18-1997	Q	I	270,000	00	2023	1010	514,500	2022	1010	470,800	2021	1010	302,100		
ZAGASKI CHESTER A & SUZANNE		4918 0181	02-28-1992	Q	I	190,000	00		1010	379,700		1010	313,300		1010	261,400		
									1010	12,500		1010	12,500		1010	7,400		
Total										906,700	Total				796,600	Total		570,900

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
									APPRAISED VALUE SUMMARY									
Total			0.00											Appraised Bldg. Value (Card)	676,400			
														Appraised Xf (B) Value (Bldg)	0			
														Appraised Ob (B) Value (Bldg)	19,800			
														Appraised Land Value (Bldg)	365,200			
														Special Land Value	0			
														Total Appraised Parcel Value	1,061,400			
														Valuation Method	C			
														Total Appraised Parcel Value	1,061,400			

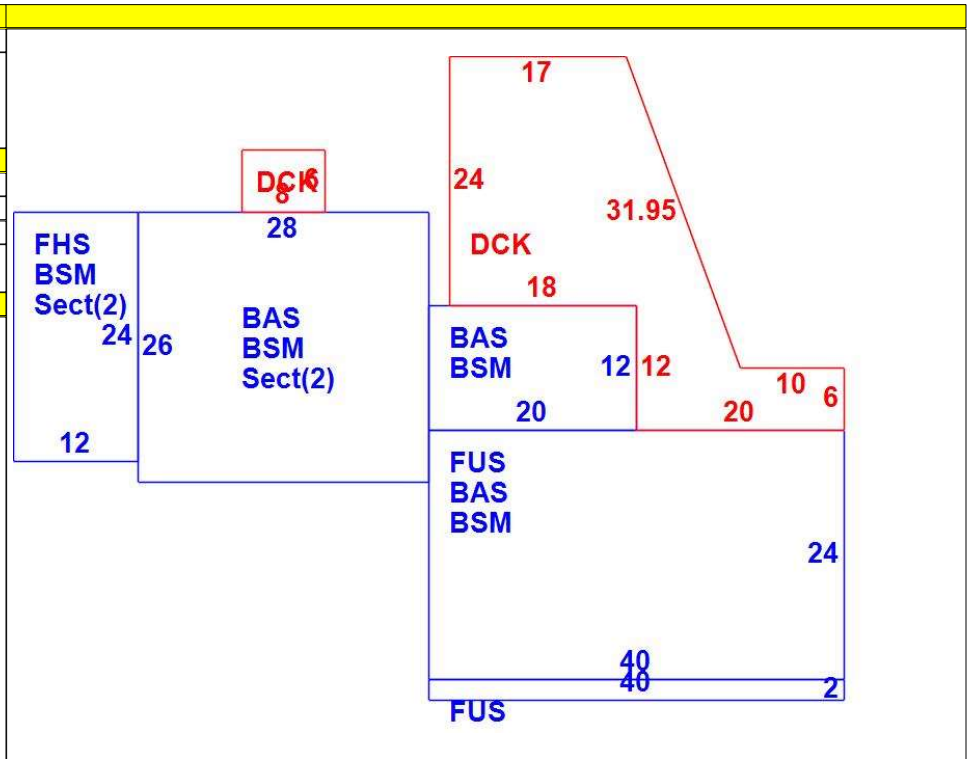
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
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20010176	05-15-2001	NC	New Construct	10,000	07-13-2002	100		20X36 ABVPOOL		03-27-2013	AO	6	6	30	Quality Control
										07-13-2002	kp		1	00	Measure & Listed

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1	1010	Single Family	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	PD	Residual	0.380	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	13,300	
1	1010	Single Family	PD	Undevelop	0.960	AC 2,000.00	1.00000	0	1.00	0050	1.000	ELEC ESMNT	1.0000	0.05	1,900	
Total Card Land Units					2.26	AC	Parcel Total Land Area					2.26	Total Land Value			365,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1016	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	0				
Full Baths	0				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	2				
Bath Style					
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	3				
Bsmt Area	1016				

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

COST / MARKET VALUATION		
Net Other Adj		260,966
Replace Cost		4,200
Year Built		926,520
Effective Year Built		1980
Depreciation Code		1994
Remodel Rating		A
Year Remodeled		
Depreciation %		27
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		73
Cns Sect Rcnld		193,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	728	728	728	242.76	176,729	
BSM	Basement	0	1,016	203	48.50	49,280	
FHS	Finished Half Story	144	288	144	121.38	34,957	
Ttl Gross Liv / Lease Area		872	2,032	1,075	260,966		

