

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WAITKUS JEFFREY W			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
CELLI MARIA G			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	255,100	255,100	
61 KING PHILLIPS PATH				0 Medium		RES LAND	1010	365,700	365,700	
DUXBURY MA 02332						RESIDNTL	1010	1,400	1,400	
SUPPLEMENTAL DATA										
Alt Prcl ID		Scnd Home		Cyclical Exemption						
Tax Class T		Tot Fin Area 1680		District Res Exem						
Total Acres 1.368		Chapter Lan		Assoc Pid#						
GIS ID F_863341_2845437						Total				622,200
										622,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WAITKUS JEFFREY W	44393	0319	06-06-2014	Q	I	415,000	00	Year	Code	Assessed	Year	Code	Assessed			
MCKISSOCK DAVID W	37741	0090	09-23-2009	Q	I	390,000	00	2023	1010	274,200	2022	1010	239,800			
									1010	380,400		1010	313,500			
									1010	900		1010	900			
Total								655,500		Total		554,200		Total		499,700

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)					255,100		
0050											Appraised Xf (B) Value (Bldg)					0		
											Appraised Ob (B) Value (Bldg)					1,400		
											Appraised Land Value (Bldg)					365,700		
											Special Land Value					0		
											Total Appraised Parcel Value					622,200		
											Valuation Method					C		
											Total Appraised Parcel Value					622,200		

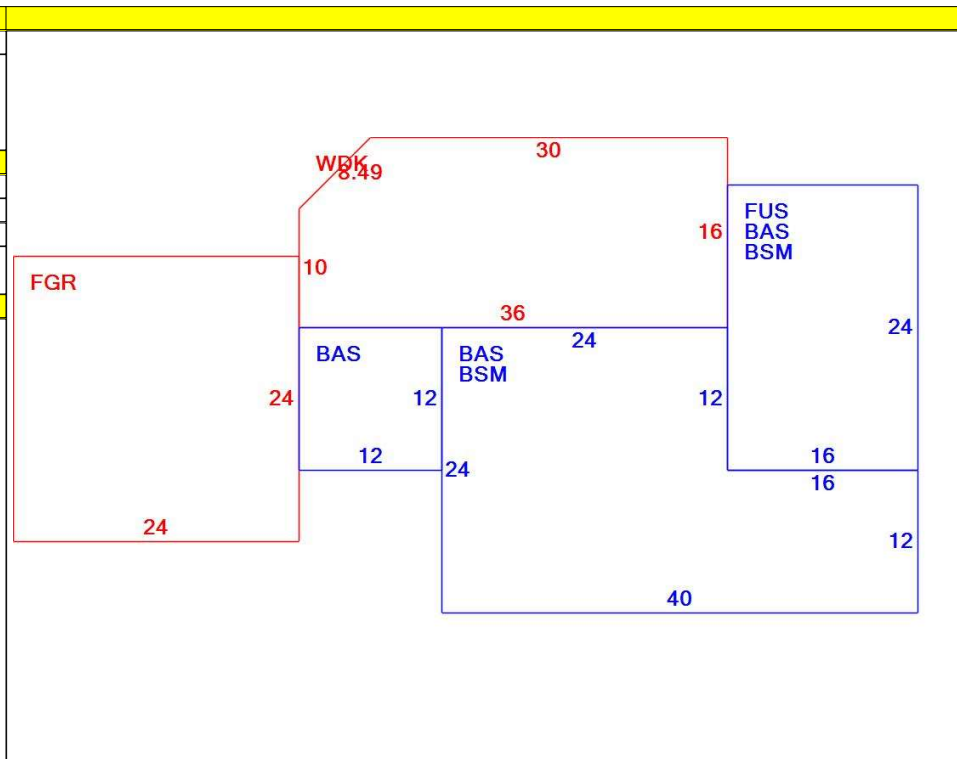
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2013-98	06-03-2013	MN	Maintenance	1,000		100		REPLACE WOOD SIDING, STRI		08-05-2015	SJD	9		01	Measure - No Entry
14218	09-10-1996	NC	New Construct	2,000	09-06-1997	100		8X12 SHED TO PIER		04-12-2013	VGS			20	Field Review
13728	07-08-1995	MN	Maintenance	4,000	05-28-1996	100		STRIP AND REROOF		12-07-2009	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	0.450	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	15,700
Total Card Land Units					1.37	AC	Parcel Total Land Area					1.37	Total Land Value			365,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1152	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	2				
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
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	240				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1152				

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

COST / MARKET VALUATION	
Net Other Adj	292,135
Replace Cost	22,800
Year Built	314,934
Effective Year Built	1971
Depreciation Code	2002
Remodel Rating	VG
Year Remodeled	
Depreciation %	19
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	81
Cns Sect Rcnd	255,100
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	96	21.00	1980	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	133.03	172,407
BSM	Basement	0	1,152	230	26.56	30,597
FGR	Garage	0	576	230	53.12	30,597
FUS	Finished Upper Story	384	384	384	133.03	51,084
WDK	Deck	0	558	56	13.35	7,450
Ttl Gross Liv / Lease Area		1,680	3,966	2,196		292,135

