

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SOWA FREDERICK A JR SOWA CAREN C 12 APPLE HILL LN  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	464,600	464,600
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	434,300	434,300
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2152 Total Acres .591 Chapter Lan GIS ID F_864024_2843634		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	31,700	31,700
						Total				930,600	930,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOWA FREDERICK A JR		10351 0290	06-28-1991	Q	I	200,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	352,600	2022	1010	316,500
									1010	465,700		1010	296,800
									1010	17,600		1010	17,600
								Total		835,900	Total		630,900
											Total		595,800

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	Tracing
0060			

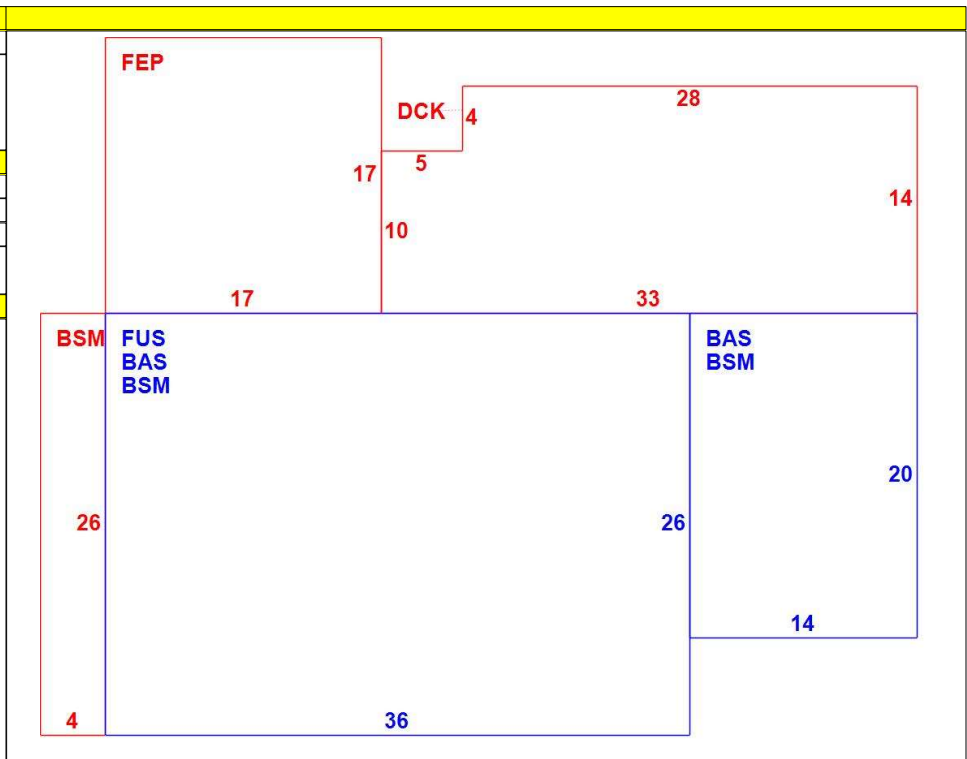
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	464,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	31,700
Appraised Land Value (Bldg)	434,300
Special Land Value	0
Total Appraised Parcel Value	930,600
Valuation Method	C
Total Appraised Parcel Value	930,600

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
148	09-22-2010	MN	Maintenance	5,415		100		ROOF	11-22-2021	SJT	10		21	Field Review + GIS
511	12-28-2001	AD	Addition	12,000	08-09-2003	100		18x36 IN-GRND POOL	04-12-2013	VGS			20	Field Review
13637	04-28-1995	NC	New Construct	10,000	05-28-1996	100		14X33 OPEN DK&SC PCH	08-09-2003	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	25,740 SF	12.58	1.00000	5	1.00	0060	1.341		1.0000	16.87	434,300
Total Card Land Units					0.59 AC	Parcel Total Land Area					0.59	Total Land Value			434,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1320	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
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	Net Other Adj		563,324
Interior Floor 2			Replace Cost		24,795
Heat Fuel	02	Oil	Year Built		1982
Heat Type	05	Hot Water	Effective Year Built		2000
AC Type	06	Partial	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnld		464,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		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
SPL1	Ing Pool - Ave	L	650	64.00	2002	A	70	C	1.00	29,100
SHD1	Shed	L	175	21.00	2002	A	70	C	1.00	2,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,216	1,216	1,216	213.95	260,160
BSM	Basement	0	1,320	264	42.79	56,482
DCK	Deck	0	442	44	21.30	9,414
FEP	Finished Enclosed Porch	0	289	173	128.07	37,013
FUS	Finished Upper Story	936	936	936	213.95	200,255
Ttl Gross Liv / Lease Area		2,152	4,203	2,633		563,324

