

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WATSON ROBERT W WATSON JUDITH D 96 UNION BRIDGE RD DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	365,700	365,700	
		SUPPLEMENTAL DATA		Cyclical Exemption W		4		RES LAND	1010	353,200	353,200	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2116 Total Acres 1.010 Chapter Lan GIS ID F_861992_2842293		District Res Exem Assoc Pid#				RESIDNTL	1010	1,600	1,600	
						Total				720,500	720,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WATSON ROBERT W		51526 257	08-20-2019	Q	I	478,000	00	Year	Code	Assessed	Year	Code	Assessed
GURRY WILLIAM P		4799 0232	03-03-1980	U	I	67,000	1	2023	1010	277,300	2022	1010	253,500
									1010	367,300		1010	302,800
									1010	1,100		1010	1,100
								Total		645,700	Total		557,400
								Total			Total		481,600

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
2024	22E	22E VETERAN	1000.00						Appraised Bldg. Value (Card) 365,700			
Total			1,000.00					Appraised Xf (B) Value (Bldg) 0				

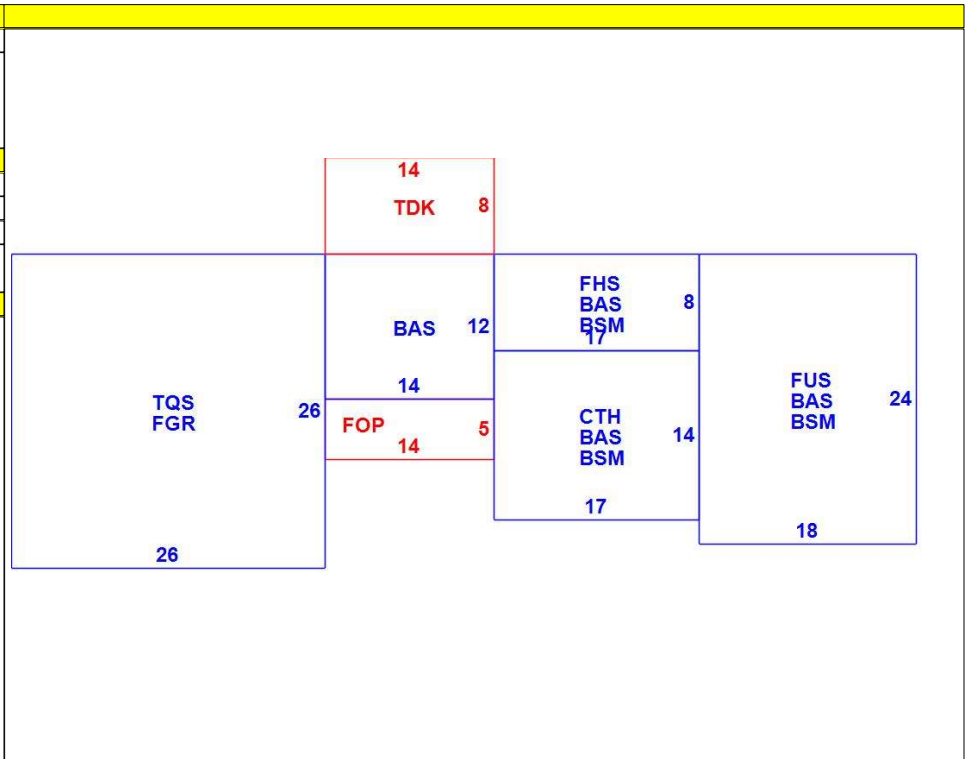
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
<p>Appraised Land Value (Bldg) 353,200</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 720,500</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 720,500</p>			

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
66	05-31-2012	MN	Maintenance	3,000	06-30-2012	100		REPLACE 4 WINDOWS	03-11-2020	SJD	9	1	00	Measure & Listed
101	08-24-2007	MN	Maintenance	7,347		100		RPL 6 WINDOWS	04-12-2013	VGS			20	Field Review
									07-24-2007	BSB		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	0.092 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			353,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	806	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B 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			480,779
Interior Floor 2			Net Other Adj		20,150
Heat Fuel	03	Gas	Replace Cost		500,930
Heat Type	05	Hot Water	Year Built		1979
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		365,700
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	806		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	108	21.00	1988	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	974	974	974	195.60	190,512
BSM	Basement	0	806	161	39.07	31,491
CTH	Cathedral Ceiling	0	238	24	19.72	4,694
FGR	Garage	0	676	270	78.12	52,811
FHS	Finished Half Story	68	136	68	97.80	13,301
FOP	Open Porch	0	70	11	30.74	2,152
FUS	Finished Upper Story	432	432	432	195.60	84,498
TDK	Trex Deck	0	112	11	19.21	2,152
TQS	Three Quarter Story	507	676	507	146.70	99,168
Ttl Gross Liv / Lease Area		1,981	4,120	2,458		480,779

