

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
WONKKA STEVEN R WONKKA KATHLEEN BOYD 125 CROSS ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		114,000	114,000			
		SUPPLEMENTAL DATA		0		Medium		RES LAND	1010		350,700	350,700			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1066 Total Acres .92 Chapter Lan GIS ID F_859268_2842610		Cyclical 1 Exemption W District Res Exem Assoc Pid#		RESIDNTL		1010		800	800						
		Total		465,500		465,500									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WONKKA STEVEN R		18040 0342	11-15-1999	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	122,400	2022	1010	107,300		
									1010	364,700		1010	300,600		
									1010	600		1010	600		
		Total		487,700		Total		408,500		Total		357,400			
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															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									04-12-2013	VGS			20	Field Review	
									07-26-2007	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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1066	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	01	Flat	Adjust Type	Code	Description
Roof Cover	04	Tar & Gravel	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			148,722
Interior Floor 2			Net Other Adj		14,195
Heat Fuel	02	Oil	Replace Cost		162,917
Heat Type	04	Forced Air-Duc	Year Built		1960
AC Type	01	None	Effective Year Built		1991
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		30
Total Rooms	4		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	1		Percent Good		70
Gas Fireplaces	0		Cns Sect Rcnld		114,000
Sq Ft Fin Bsmt	180		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1066		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

BAS
BSM

26

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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
SHD3	Shed - Metal	L	80	14.00	1985	A	70	C	1.00	800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,066	1,066	1,066	116.28	123,954
BSM	Basement	0	1,066	213	23.23	24,768
Ttl Gross Liv / Lease Area		1,066	2,132	1,279		148,722

