

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WOODWARD TYLER			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
WOODWARD GINA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	348,600	348,600
139 CROSS ST				0 Medium		RES LAND	1010	350,000	350,000
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2034	District							
	Total Acres .918	Res Exem							
	Chapter Lan								
	GIS ID F_859102_2842503	Assoc Pid#							
						Total		698,600	698,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WOODWARD TYLER	53820	340	11-16-2020	Q	I	630,000	00	Year	Code	Assessed	Year	Code	Assessed
LARSON KRISTEN D	38542	1	05-20-2010	U	I	415,000	1	2023	1010	384,300	2022	1010	337,000
FRAZIER WILLIAM F	36949	190	03-18-2009	U	I	275,000	1		1010	364,000	2021	1010	300,000
						Total		748,300	Total		637,000	Total	552,300

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) 348,600			
			Total					Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 350,000				
								Special Land Value 0				
								Total Appraised Parcel Value 698,600				
								Valuation Method C				
								Total Appraised Parcel Value 698,600				

ASSESSING NEIGHBORHOOD				NOTES			
Nbhd	Nbhd Name	B	Tracing	Batch			
0050							

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-22-347	09-14-2022	MN	Maintenance	4,000		100		Repair water that had entered ba	03-17-2021	SJD	9	1	07	Measure - Info @ Door
BP-19-243	07-25-2019	RM		35,000		100		REMODEL BASEMENT SPACE,	02-25-2020	SJT	3		30	Quality Control
18	03-20-2009	MN	Maintenance	12,000		100		REROOF,VINYL S 10WIN	04-12-2013	VGS			20	Field Review
11265	06-09-1989	AD	Addition	59,000		100		3 CAR GAR.U/RM&D OV.	09-30-2009	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
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value 350,000			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1998	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					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		428,890
Interior Floor 2			Replace Cost		42,185
Heat Fuel	02	Oil	Year Built		1964
Heat Type	05	Hot Water	Effective Year Built		1995
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	1		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		74
Extra Openings	0		Cns Sect Rcnld		348,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	650		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	3		Cost to Cure Ovr		
Bsmt Area	1998		Cost to Cure Ovr Comment		

BAS	18	BAS	27	DCK	27
BSM		BSM		BSM	
20		62		12	

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	2,034	2,034	2,034	168.99	343,720
BSM	Basement	0	2,358	472	33.83	79,762
DCK	Deck	0	324	32	16.69	5,408
Ttl Gross Liv / Lease Area		2,034	4,716	2,538		428,890

