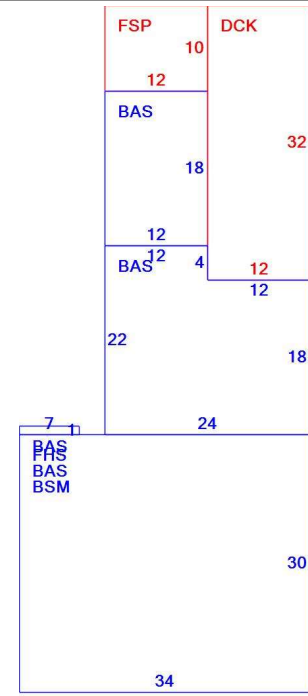


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
WILCOX NICOLAS WILCOX AUDREY 317 SUMMER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed								
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	290,200	290,200								
		SUPPLEMENTAL DATA		Cyclical 2		Exemption W		RES LAND	1010	350,700	350,700								
Alt Prcl ID		Scnd Home		Tax Class T		Tot Fin Area 2233		Total Acres .92		Chapter Lan		GIS ID F_861606_2839740		Assoc Pid#					
								Total		642,800	642,800								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
WILCOX NICOLAS		55129	59	06-11-2021		U	I	445,000		1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WILCOX GARY S		8542	0325	06-27-1988		Q	I	175,000		00	2023	1010	216,400	2022	1010	180,400	2021	1010	226,100
											1010	364,700	1010	300,600	1010	250,500			
											1010	1,500	1010	1,500	1010	1,500			
		Total									582,600		Total		482,500		Total		478,100
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)				290,200					
0050										Appraised Xf (B) Value (Bldg)				0					
										Appraised Ob (B) Value (Bldg)				1,900					
										Appraised Land Value (Bldg)				350,700					
										Special Land Value				0					
										Total Appraised Parcel Value				642,800					
										Valuation Method				C					
										Total Appraised Parcel Value				642,800					
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		
												02-07-2019	SJT	0	1	00	Measure & Listed		
												04-12-2013	VGS			20	Field Review		
												10-16-2007	BSB			01	Measure - No Entry		
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	04	Cape Cod	Bsmt Area	1020			
Model	01	Residential	Bsmt Type	03			
Grade	03	Average	Unfin Area	0.00	Partial		
Stories	1.5						
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	09	Pine/Soft Wood					
Heat Fuel	02	Oil					
Heat Type	04	Forced Air-Duc					
AC Type	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	2						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	03	Stone					
Bsmt Garage	0						
Bsmt Area	1020						

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

COST / MARKET VALUATION			
Net Other Adj			392,668
Replace Cost			16,000
Year Built			408,668
Effective Year Built			1832
Depreciation Code			1992
Remodel Rating			G
Year Remodeled			
Depreciation %			29
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			71
Cns Sect Rcnld			290,200
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
FGR1	Garage - 1 Sto	L	420	52.00	1980	P	35	E	0.25	1,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,723	1,723	1,723	157.13	270,735
BSM	Basement	0	1,020	204	31.43	32,055
DCK	Deck	0	384	38	15.55	5,971
FHS	Finished Half Story	510	1,020	510	78.57	80,136
FSP	Screened Porch	0	120	24	31.43	3,771
Ttl Gross Liv / Lease Area		2,233	4,267	2,499		392,668

