

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PJD PROPERTIES LLC			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
374 SILVER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	324,500	324,500
HANOVER MA 02339		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	385,400	385,400
Alt Prcl ID		Cyclical 4							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2429		District							
Total Acres 1.968		Res Exem							
Chapter Lan									
GIS ID F_862701_2838714		Assoc Pid#							
							Total	709,900	709,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PJD PROPERTIES LLC	LCC	111537	01-15-2008	U	I	336,500	1	Year	Code	Assessed	Year	Code	Assessed
WOOD RICHARAD J	LCC	95971	08-10-1999	U	I	1	1A	2023	1010	242,500	2022	1010	130,400
WOOD RICHARD J	LCC	88611	09-27-1995	U	I	1	1A		1010	401,700		1010	331,200
WOOD RICHARD E TRUSTEE	LCC	87845	04-04-1995	U	I	1	1F						
WOOD RICHARD	LCC	87490	12-30-1994	U	I	145,000	1L						
							Total	644,200	Total	461,600	Total	407,000	

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	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	324,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	385,400
Special Land Value	0
Total Appraised Parcel Value	709,900
Valuation Method	C
Total Appraised Parcel Value	709,900

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
154	05-28-2008	NC	New Construct	10,000		100		FOUNDATION 5.7X20.75		12-20-2021	SJT	10		00	Measure & Listed
87	03-31-2008	RM	Remodel	50,000	06-18-2008	100		HC BATHS,GAR-IN SPAC		04-12-2013	VGS			20	Field Review
										11-24-2008	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
1	1010	Single Family	RC	Residual	1.050	AC 35,000.00	0.96190	5	1.00	0050	1.000		1.0028	0.77	35,400
Total Card Land Units					1.97	AC	Parcel Total Land Area				1.97	Total Land Value			385,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	756	
Model	01	Residential	Bsmt Type	00	
Grade	04	Above Ave	Unfin Area	0.00	N/A
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	20	Laminate Wood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	2				
Extra Fixtures	3				
Total Rooms	6				
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	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	756				

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

COST / MARKET VALUATION			
Net Other Adj		456,100	
Replace Cost		21,160	
Year Built		1943	
Effective Year Built		1989	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		32	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		68	
Cns Sect Rcnd		324,500	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,858	1,858	1,858	172.18	319,907
BSM	Basement	0	756	151	34.39	25,999
DCK	Deck	0	84	8	16.40	1,377
FNS	Finished 90% Story	605	672	605	155.01	104,168
FOP	Open Porch	0	114	17	25.68	2,927
PTO	Patio	0	190	10	9.06	1,722
Ttl Gross Liv / Lease Area		2,463	3,674	2,649		456,100

