

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
SANGSTER DANIEL POLCARI JOANNA 47 WELLINGTON LANE  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	334,500	334,500
		SUPPLEMENTAL DATA		RES LAND		1010	350,000	350,000	RESIDNTL	1010	900
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1736 Total Acres .918 Chapter Lan GIS ID F_859455_2842199		Cyclical Exemption W District Res Exem		1		Total		685,400	685,400	905  DUXBURY, MA  <b>VISION</b>	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
SANGSTER DANIEL	52556 61	04-01-2020	Q	I	495,000	00	Year	Code	Assessed	Year	Code	Assessed
DAVIS ELIZABETH	46364 0188	12-09-2015	Q	I	395,000	00	2023	1010	252,900	2022	1010	230,900
CANAVAN IRENE H (L/E)	44847 0289	10-16-2014	U	I	100	1A		1010	364,000		1010	300,000
CANAVAN GEORGE T	3452 0256	01-01-2001	U	I	0	1		1010	600		1010	600
Total		617,500		Total		531,500	Total		444,800			

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			334,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			900
Appraised Land Value (Bldg)			350,000
Special Land Value			0
Total Appraised Parcel Value			685,400
Valuation Method			C
Total Appraised Parcel Value			685,400

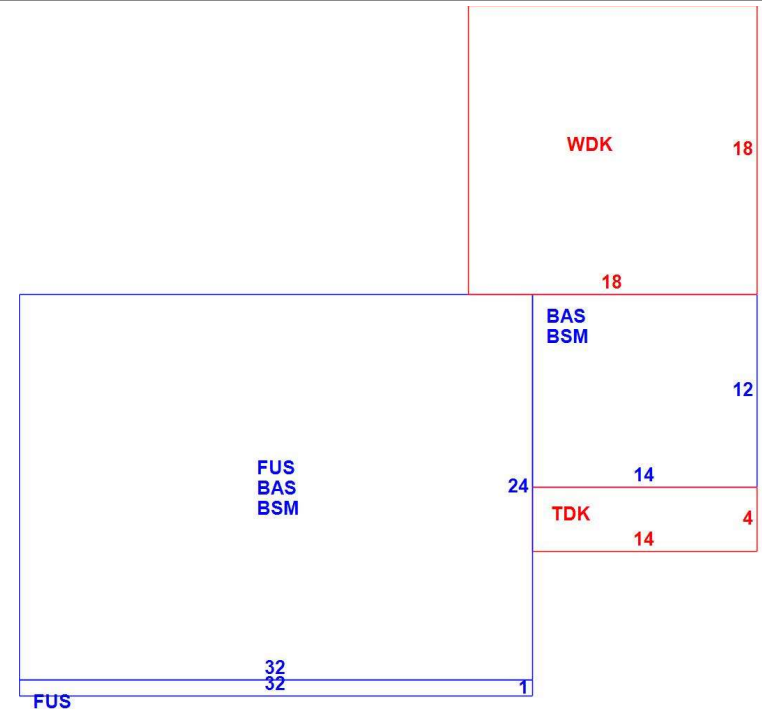
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									03-17-2021	SJD	9	1	07	Measure - Info @ Door
									04-29-2016	SJD	9	8	06	Inspection Only
									04-08-2016	SJD	9		01	Measure - No Entry
									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	40,000 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	03	Colonial	Bsmt Area	936			
Model	01	Residential	Bsmt Type	04			
Grade	05	Ave/Good	Unfin Area	0.00	Full		
Stories	2						
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							
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	03	Central					
Bedrooms	4						
Full Baths	1						
Half Baths	1						
Extra Fixtures	0						
Total Rooms	8						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	0						
FBM Quality							
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	936						

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

COST / MARKET VALUATION			
Net Other Adj		426,523	
Replace Cost		13,650	
Year Built		1968	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		334,500	
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
SHD1	Shed	L	64	21.00		A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	217.50	203,583
BSM	Basement	0	936	187	43.45	40,673
FUS	Finished Upper Story	800	800	800	217.50	174,002
TDK	Trex Deck	0	56	6	23.30	1,305
WDK	Deck	0	324	32	21.48	6,960
Ttl Gross Liv / Lease Area		1,736	3,052	1,961		426,523

