

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>	
WISNESKI COREY L			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed		
CASWELL BRIAN D JR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	376,500	376,500		
102 BOLAS RD				0 Medium		RES LAND	1010	350,400	350,400		
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	12,300	12,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1976 Total Acres .928 Chapter Lan		Cyclical 4 Exemption W District Res Exem							
GIS ID F_863526_2840716		Assoc Pid#						Total	739,200	739,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WISNESKI COREY L		32120 0002	01-26-2006	Q	I	500,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	289,500	2022	1010	266,000
									1010	504,300		1010	320,400
									1010	8,900		1010	8,900
								Total		802,700	Total		595,300
											Total		554,500

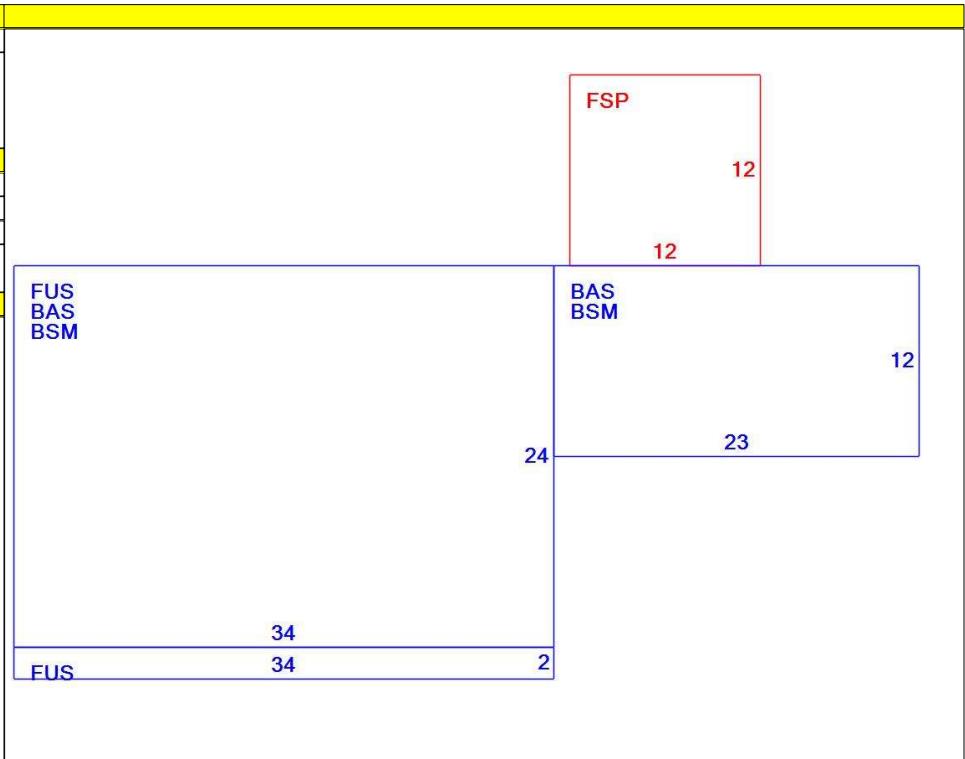
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int				
Total			0.00									

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)	376,500		
					Appraised Xf (B) Value (Bldg)	0		
					Appraised Ob (B) Value (Bldg)	12,300		
					Appraised Land Value (Bldg)	350,400		
					Special Land Value	0		
					Total Appraised Parcel Value	739,200		
					Valuation Method	C		
					Total Appraised Parcel Value	739,200		

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
QPO-22-24	10-14-2022	MN	Maintenance	8,784		100	10-14-2022	LINER FOR HEATING, SMOKE	09-12-2018	SJD			20	Field Review
19	11-07-2001	NC	New Construct	3,600	07-27-2002	100		10X12 GARDEN SHED	04-12-2013	VGS			20	Field Review
13640	05-02-1995	NC	New Construct	4,000	05-28-1996	100		12X12 SCR PCH & DECK	07-27-2002	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	WP	Residual	0.008	AC	35,000.00	1.23456	5	1.00	0050	1.000		1.0000	1.13	400
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	2		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			454,668
Interior Floor 2			Net Other Adj		40,690
Heat Fuel	03	Gas	Replace Cost		495,358
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		34
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		376,500
Sq Ft Fin Bsmt	800		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1092		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	120	21.00	2001	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	204.53	223,346
BSM	Basement	0	1,092	218	40.83	44,587
FSP	Screened Porch	0	144	29	41.19	5,931
FUS	Finished Upper Story	884	884	884	204.53	180,804
Ttl Gross Liv / Lease Area		1,976	3,212	2,223		454,668



102 BOLAS RD

