

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILKINSON KEVIN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
WILKINSON TERESA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	493,800	493,800
16 CHRISTINA CT				0 Light		RES LAND	1010	353,600	353,600
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2724 Total Acres 1.020 Chapter Lan			Cyclical 4 Exemption W District Res Exem				
GIS ID F_868007_2840997		Assoc Pid#			Total			847,400	847,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILKINSON KEVIN		53940 347	12-04-2020	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed
LECLAIR WILLIAM L		40309 0097	09-13-2011	U	I	1	1F	2023	1010	367,600	2022	1010	306,100
LECLAIR RLTY TRUST		15540 0082	10-06-1997	U	I	1	1F		1010	367,700		1010	303,100
Total								735,300	Total	609,200	Total	509,500	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	493,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	353,600
Special Land Value	0
Total Appraised Parcel Value	847,400
Valuation Method	C
Total Appraised Parcel Value	847,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES									

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
									04-20-2021	SJD	9	1	07	Measure - Info @ Door
									04-12-2013	VGS			20	Field Review
									08-08-2007	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
1	1010	Single Family	RC	Residual	0.103 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,600
Total Card Land Units					1.02 AC	Parcel Total Land Area					1.02	Total Land Value			353,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1680	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	03	Gas	Net Other Adj		627,494
Heat Type	04	Forced Air-Duc	Replace Cost		22,230
AC Type	03	Central	Year Built		649,723
Bedrooms	4		Effective Year Built		1970
Full Baths	2		Depreciation Code		1997
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		493,800
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1680		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	1,584	1,584	1,584	196.77	311,681	
BSM	Basement	0	1,680	336	39.35	66,114	
CTH	Cathedral Ceiling	0	240	24	19.68	4,722	
DCK	Deck	0	1,054	105	19.60	20,661	
FUS	Finished Upper Story	528	528	528	196.77	103,894	
TQS	Three Quarter Story	612	816	612	147.58	120,422	
Ttl Gross Liv / Lease Area		2,724	5,902	3,189		627,494	

