

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GRADY JOSEPH M JR			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed
GRADY HEATHER W			0 Septic	0 Paved	0 Average	RESIDNTL	1010	260,500	260,500
10 WENDELL POND RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	401,900	401,900
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1638 Total Acres 2.118 Chapter Lan GIS ID F_864251_2837563				RESIDNTL	1010	5,500	5,500
		Cyclical Exemption W District Res Exem 4				Total 667,900 667,900			

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GRADY JOSEPH M JR		49457 0343	01-31-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GRADY JOSEPH M JR TT		40069 0073	06-28-2011	U	I	1	1F	2023	1010	193,900	2022	1010	169,400
GRADY JOSEPH M JR		11407 0125	05-05-1989	U	I	12,000	1		1010	420,100		1010	346,600
									1010	3,700		1010	3,700
		Total						617,700		Total		519,700	
								Total		Total		461,700	

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)										260,500	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										5,500	
Appraised Land Value (Bldg)										401,900	
Special Land Value										0	
Total Appraised Parcel Value										667,900	
Valuation Method										C	
Total Appraised Parcel Value										667,900	

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
QPO-21-50	03-18-2021	MN	Maintenance	8,300		100		Remove and replace roof with ar		04-12-2013	VGS			20	Field Review
148	10-19-2009	MN	Maintenance	3,500		100		STRIP REROOF		08-14-2007	BSB		1	00	Measure & Listed
245	07-31-2008	MS	Miscellaneous	9,000		100		12X16 UTILITY BLDG							
15	03-27-2008	MN	Maintenance	2,500		100		REROOF							
15253	12-16-1998	NC	New Construct	3,500		100		12X12 UTILITY BLDING							
13639	05-04-1995	AD	Addition	14,000	05-28-1996	100		FIN 26X36 2ND FL							
12996	11-02-1993	DM	Demolish	15,000	09-19-1995	100		DEM 18X34 BLDG							

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	POND FRONT + DRAINAGE E	W110,ES95	1.0450	365,800	
1	1010	Single Family	RC	Residual	1.121 AC	35,000.00	0.91339	5	1.00	0050	1.000			1.0000	35,900	
1	1010	Single Family	RC	Undevelop	0.076 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	200	
Total Card Land Units					2.12 AC	Parcel Total Land Area					2.12	Total Land Value			401,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			314,836
Interior Floor 2			Net Other Adj		10,800
Heat Fuel	03	Gas	Replace Cost		325,636
Heat Type	05	Hot Water	Year Built		1993
AC Type	01	None	Effective Year Built		2001
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		20
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		80
Gas Fireplaces	0		Cns Sect Rcnld		260,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	936		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	144	21.00	1999	A	70	C	1.00	2,100
SHD1	Shed	L	192	21.00	2008	G	85	C	1.00	3,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	171.76	160,767
BSM	Basement	0	936	187	34.32	32,119
DCK	Deck	0	80	8	17.18	1,374
TQS	Three Quarter Story	702	936	702	128.82	120,576
Ttl Gross Liv / Lease Area		1,638	2,888	1,833		314,836



10 WENDELL POND RD

