

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
WAGONER BRUCE ERIC WAGONER SUSAN CARTER 54 TROUT FARM LN		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	RESIDENTL RES LAND				1010 1010	310,200 283,800	310,200 283,800		
SUPPLEMENTAL DATA														VISION						
Alt Prcl ID		Scnd Home LEASED		Cyclical Exemption 2		Tax Class T		Tot Fin Area 1712		Total Acres .319		Chapter Lan				GIS ID F_862324_2834025		Assoc Pid#		
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
Year		Code		Description		Amount		Code		Description		Number		Amount		Comm Int				
WAGONER BRUCE ERIC		54846	251	04-23-2021		Q	I	520,000		00	2023		1010	272,900	2022	1010	229,700	2021	1010	205,600
TRUSTEE, CAROL J LANE		51730	158	10-01-2019		U	I	0		1F	1010		294,600							208,500
BALCANOFF HANNAH TT BALCANOFF R		43493	0018	08-15-2013		U	I	5		1A										
LUCAS CLAUDIA A		42482	0154	12-31-2012		U	I	5		1A										
BALCANOFF HANNA TT		20309	0041	08-03-2001		U	I	1		1F										
Total										567,500		Total		474,200		Total		414,100		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				310,200						
0050										Appraised Xf (B) Value (Bldg)				0						
								Appraised Ob (B) Value (Bldg)				0								
								Appraised Land Value (Bldg)				283,800								
								Special Land Value				0								
								Total Appraised Parcel Value				594,000								
								Valuation Method				C								
Total Appraised Parcel Value										594,000										
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					
BPO-21-455	10-14-2021	MN	Maintenance	2,107		100	11-15-2021	Air sealing in attic on floor.		05-12-2022	SJD	9	1	00	Measure & Listed					
BPO-21-364	08-02-2021	MN	Maintenance	7,700		100	08-02-2021	Rebuild Firebox		10-02-2019	SJD	4		20	Field Review					
1	04-25-1989	NC	New Construct	64,300	01-01-1992	100		2 STY TN HSE		04-12-2013	VGS			20	Field Review					
										10-09-2007	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	PD	Primary	13,917 SF	20.39	1.00000	5	1.00	0050	1.000		1.0000	20.39	283,800					
Total Card Land Units					0.32 AC	Parcel Total Land Area					0.32	Total Land Value			283,800					

