

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WAGLE JOSEPH			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
154 CHURCH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	424,900	424,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	495,200	495,200	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2060 Total Acres 1.468 Chapter Lan GIS ID F_873539_2847814		Cyclical 5 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	34,700	34,700		
							Total	954,800	954,800	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WAGLE JOSEPH		50041 0090	07-13-2018	Q	I	569,000	00	Year	Code	Assessed	Year	Code	Assessed
BRYANT JASON DENVER & ANGELA		45436 0344	04-15-2015	Q	I	472,000	00	2023	1010	322,400	2022	1010	272,400
LIJEWSKI JEFFREY R & ELIZABETH		30919 0002	07-14-2005	Q	I	475,000	00		1010	531,500		1010	337,700
									1010	21,600		1010	21,600
							Total	875,500	Total	631,700	Total	618,400	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

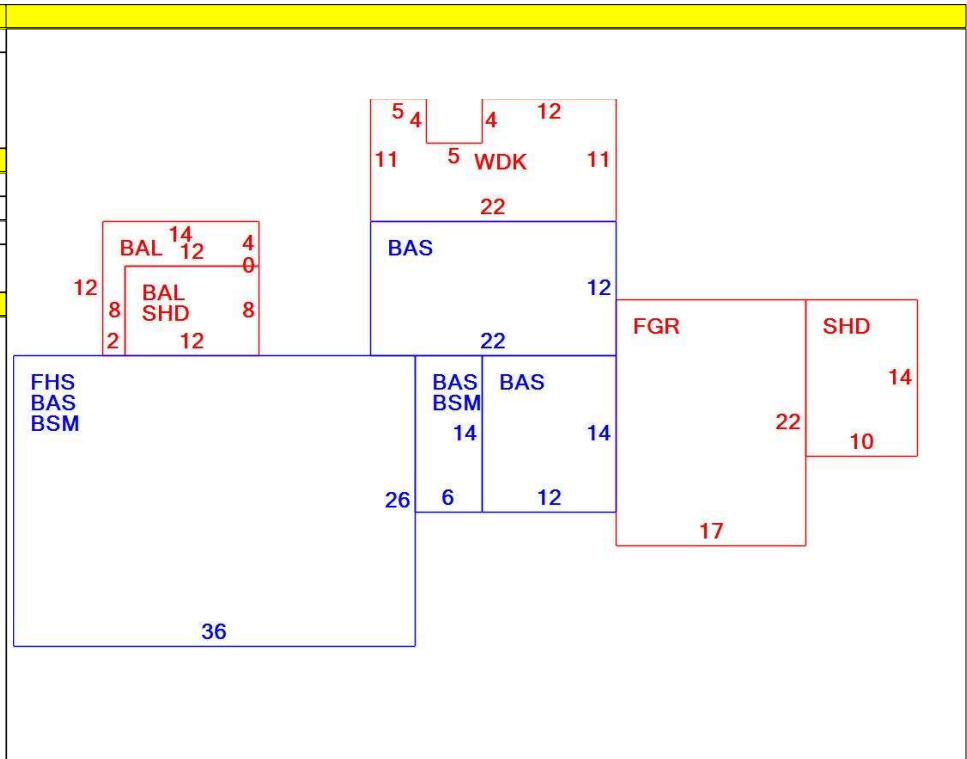
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	424,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	34,700
Appraised Land Value (Bldg)	495,200
Special Land Value	0
Total Appraised Parcel Value	954,800
Valuation Method	C
Total Appraised Parcel Value	954,800

NOTES									
3 EXTRA FIXTURES NOTED FOR FULL BATH IN SHED UNDER REAR BALCONY FOR POOL USE									

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
2016-358	10-26-2016	RM	Remodel	36,000	06-30-2018	100		FINISH 800' OF BASEMENT		06-30-2018	JLF	5		30	Quality Control
2016-92	06-09-2016	MN	Maintenance	2,284		100		REPLACE 2 DOORS		06-03-2015	SJD	9	1	06	Inspection Only
2015-303	12-22-2015	MN	Maintenance	94		100		REPLACE 2 WINDOWS		05-22-2015	SJD	9		01	Measure - No Entry
76	03-30-2007	AD	Addition	10,000	09-12-2007	100		8' WIDE DORMER, DECK		04-12-2013	VGS			20	Field Review
45	02-12-2007	AD	Addition	20,000		100		2 A DORMERS, 144' BATH		09-18-2008	KP		1	00	Measure & Listed
346	09-26-2006	MS	Miscellaneous	0		100		WOOD STOVE							

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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.550	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	25,800
Total Card Land Units					1.47	AC	Parcel Total Land Area					1.47	Total Land Value		495,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1020	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			523,475
Interior Floor 2			Net Other Adj		50,700
Heat Fuel	02	Oil	Replace Cost		574,173
Heat Type	04	Forced Air-Duc	Year Built		1955
AC Type	03	Central	Effective Year Built		1995
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	5		Depreciation %		26
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		74
Gas Fireplaces	1		Cns Sect Rcnd		424,900
Sq Ft Fin Bsmt	800		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1020		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
SPL2	Ing Pool-Good	L	512	89.00	1980	A	70	C	1.00	31,900
SHD1	Shed	L	192	21.00	1980	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	168	17	22.11	3,714
BAS	First Floor	1,452	1,452	1,452	218.48	317,230
BSM	Basement	0	1,020	204	43.70	44,570
FGR	Garage	0	374	150	87.62	32,772
FHS	Finished Half Story	468	936	468	109.24	102,248
SHD	Attached Shed	0	236	83	76.84	18,134
WDK	Deck	0	222	22	21.65	4,807
Ttl Gross Liv / Lease Area		1,920	4,408	2,396		523,475

