

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WILBY KEVIN J			0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
68 CARR RD			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	505,300	505,300	
DUXBURY MA 02332					0	Light			RES LAND	1010	454,900	454,900	
			SUPPLEMENTAL DATA						RESIDNTL	1010	2,900	2,900	
			Alt Prcl ID		Cyclical		3						VISION
			Scnd Home		Exemption								
			Tax Class T		W		District						
			Tot Fin Area 2164		Res Exem								
			Total Acres .8		Assoc Pid#								
			Chapter Lan										
			GIS ID F_869999_2853083										
									Total		963,100	963,100	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed			
2023	1010	377,700	2022	1010	319,100	2021	1010	319,900						
	1010	488,900		1010	313,400		1010	298,800						
	1010	1,900		1010	1,900		1010	1,900						
Total			868,500			Total			634,400			Total		620,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total		0.00						

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			505,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,900
Appraised Land Value (Bldg)			454,900
Special Land Value			0
Total Appraised Parcel Value			963,100
Valuation Method			C
Total Appraised Parcel Value			963,100

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-22-40	03-11-2022	MN	Maintenance	3,893		100	03-11-2022	AIR SEALING-CELLULOSE ATTI	05-07-2020	SJD	9		20	Field Review
QPO-20-11	05-11-2020	MN	Maintenance	13,212		100	06-25-2020	STRIP & REROOF	11-14-2016	SJD	9		01	Measure - No Entry
2015-258	10-26-2015	MN	Maintenance	45,000		100		SIDING, 20 REPLACEMENT WI	04-12-2013	VGS			20	Field Review
									12-05-2007	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	34,848 SF	9.74	1.00000	5	1.00	0060	1.341		1.0000	13.05	454,900	
Total Card Land Units					0.80	AC	Parcel Total Land Area					0.80	Total Land Value			454,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	884	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		567,639
Heat Type	05	Hot Water	Replace Cost		26,825
AC Type	01	None	Year Built		594,463
Bedrooms	3		Effective Year Built		1963
Full Baths	2		Depreciation Code		2006
Half Baths	1		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		15
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		505,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	884		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
PTO	Patio	L	192	15.00	2017	E	100	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,501	1,501	1,501	216.33	324,705
BSM	Basement	0	884	177	43.31	38,290
FGR	Garage	0	622	249	86.60	53,865
TQS	Three Quarter Story	663	884	663	162.24	143,424
WDK	Deck	0	336	34	21.89	7,355
Ttl Gross Liv / Lease Area		2,164	4,227	2,624		567,639

