

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WHEELER DONALD & SALLY TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
WHEELER NOMINEE REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	529,000	529,000	
99 MILLBROOK WAY		SUPPLEMENTAL DATA			RES LAND	1010	464,300	464,300		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5		RESIDNTL	1010	26,400	26,400		
		Scnd Home	Exemption		Total					
		Tax Class T	W		1,019,700					
		Tot Fin Area 3000	District		1,019,700					
		Total Acres .968	Res Exem							
		Chapter Lan	Assoc Pid#							
		GIS ID F_875036_2848615								

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WHEELER DONALD & SALLY TT		23587 0278	12-02-2002	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
WHEELER DONALD G		22678 0085	08-22-2002	U	I	1	1F	2023	1010	401,100	2022	1010	366,500
WHEELER NOMINEE TRUST		18264 0296	02-08-2000	U	I	1	1F		1010	453,700		1010	382,800
									1010	14,800		1010	14,800
								Total		869,600	Total		764,100
								Total			Total		681,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY				
Appraised Bldg. Value (Card)	529,000			
Appraised Xf (B) Value (Bldg)	0			
Appraised Ob (B) Value (Bldg)	26,400			
Appraised Land Value (Bldg)	464,300			
Special Land Value	0			
Total Appraised Parcel Value	1,019,700			
Valuation Method	C			
Total Appraised Parcel Value	1,019,700			

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
10996		NC	New Construct	10,000		100			10-02-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									10-31-2007	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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		TP95	0.9500	461,900
1	1010	Single Family	PD	Residual	0.050 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.10	2,400
Total Card Land Units					0.97 AC	Parcel Total Land Area					0.97	Total Land Value			464,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1202	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1202				

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
SPL1	Ing Pool - Ave	L	512	64.00	1988	A	70	C	1.00	22,900
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400
PTO	Patio	L	200	15.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,124	1,124	1,124	197.16	221,604
BSM	Basement	0	1,202	240	39.37	47,318
FSP	Screened Porch	0	120	24	39.43	4,732
FUS	Finished Upper Story	1,096	1,096	1,096	197.16	216,084
TQS	Three Quarter Story	780	1,040	780	147.87	153,782
Ttl Gross Liv / Lease Area		3,000	4,582	3,264		643,520

