

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WEISSLINGER GRETCHEN C P.O. BOX 1207 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	527,200	527,200
		0		0	Medium			RES LAND	1010	502,200	502,200
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1992 Total Acres 1.248 Chapter Lan GIS ID F_873458_2844893				Cyclical 5 Exemption W District Res Exem Assoc Pid#							
						Total		1,029,400		1,029,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WEISSLINGER GRETCHEN C		55812 169	10-08-2021	U	I	775,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN THOMAS		48283 0168	04-05-2017	Q	I	357,000	00	2023	1010	393,200	2022	1010	327,900	2021	1010	325,900
WALLOUR CHAPIN		32816 0092	06-07-2006	U	I	1	1A		1010	490,700		1010	414,000		1010	258,300
						Total		883,900		Total		741,900		Total		584,200

EXEMPTIONS			OTHER ASSESSMENTS					PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
									APPRAISED VALUE SUMMARY									
									Appraised Bldg. Value (Card) 527,200									
									Appraised Xf (B) Value (Bldg) 0									
									Appraised Ob (B) Value (Bldg) 0									
									Appraised Land Value (Bldg) 502,200									
									Special Land Value 0									
									Total Appraised Parcel Value 1,029,400									
									Valuation Method C									
									Total Appraised Parcel Value 1,029,400									

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
2017-341	10-17-2017	RM	Remodel	187,000	08-30-2018	100	03-29-2019	REMODEL EXISTING DWELLIN		04-02-2019	SJT	5		00	Measure & Listed
2017-126	05-02-2017	RM	Remodel	3,500	08-30-2018	100		GUT EXISTING STRUCTURE T		03-19-2019	SJT	5		01	Measure - No Entry
13248	06-13-1994	MN	Maintenance	3,000		100		STRIP & REROOF		08-30-2018	JLF	5		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										11-28-2007	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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200	
1	1010	Single Family	RC	Residual	0.330 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.11	16,000	
Total Card Land Units					1.25 AC	Parcel Total Land Area					1.25	Total Land Value					502,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	720	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		575,440
Heat Type	05	Hot Water	Replace Cost		23,635
AC Type	01	None	Year Built		599,076
Bedrooms	3		Effective Year Built		1938
Full Baths	2		Depreciation Code		2009
Half Baths	1		Remodel Rating		R
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		12
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		88
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		527,200
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	1		Misc Imp Ovr		
Bsmt Area	720		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	848	848	848	237.79	201,642
BSM	Basement	0	720	144	47.56	34,241
DCK	Deck	0	276	28	24.12	6,658
FGR	Garage	0	576	230	94.95	54,691
FNS	Finished 90% Story	648	720	648	214.01	154,085
FSP	Screened Porch	0	128	26	48.30	6,182
FUS	Finished Upper Story	64	64	64	237.79	15,218
TQS	Three Quarter Story	432	576	432	178.34	102,723
Ttl Gross Liv / Lease Area		1,992	3,908	2,420		575,440

