

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
WB BUILDERS DUXBURY LLC 190 OLD DERBY ST SUITE 311 HINGHAM MA 02043			0 Water	0 Arterial	0 Average	Description RES LAND	Code 1310	Appraised 44,100	Assessed 44,100							
			0 No Sewer	0 Paved	0 Average											
				0 Medium												
SUPPLEMENTAL DATA						Total				44,100	44,100					
Alt Prcl ID		Scnd Home		Cyclical Exemption												
Tax Class T		Tot Fin Area 0		District												
Total Acres 3.265		Chapter Lan		Res Exem												
GIS ID F_867978_2843504		Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WB BUILDERS DUXBURY LLC		49660 0331	04-03-2018	U	V	1,100,000	1V	Year	Code	Assessed	Year	Code	Assessed			
PINK LAWRENCE W & NANCY J TT		43957 0020	12-26-2013	U	V	100	1A	2023	1310	62,500	2022	1310	54,800			
PINK LAWRENCE W & NANCY J TT		35178 0277	10-12-2007	U	V	100	1A				2021	1310	46,100			
								Total		62,500	Total		54,800	Total		46,100
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total			0.00													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name		B		Tracing		Batch			Appraised Bldg. Value (Card)					0	
0050										Appraised Xf (B) Value (Bldg)					0	
										Appraised Ob (B) Value (Bldg)					0	
										Appraised Land Value (Bldg)					44,100	
										Special Land Value					0	
										Total Appraised Parcel Value					44,100	
										Valuation Method					C	
										Total Appraised Parcel Value					44,100	
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	
										01-01-2018	AO	3		99	Vacant Land	
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	1310	Vacant Land - Po	RC	Residual	1.920 AC	35,000.00	0.61666	5	1.00	0050	1.000			1.0000	0.50	41,400
1	1310	Vacant Land - Po	WP	Undevelop	1.350 AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	2,700
Total Card Land Units					3.27 AC	Parcel Total Land Area					3.27	Total Land Value				44,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Description	Element	Cd	Description	No Sketch					
Style	99	Vacant Land	Bsmt Area								
Model	00	Vacant	Bsmt Type								
Grade			Unfin Area								
Stories			CONDO DATA								
Occupancy			Parcel Id		C	Owne					
Exterior Wall 1						B	S				
Exterior Wall 2			Adjust Type	Code	Description	Factor%					
Roof Structure			Condo Flr								
Roof Cover			Condo Unit								
Interior Wall 1			COST / MARKET VALUATION								
Interior Wall 2			Net Other Adj		0						
Interior Floor 1			Replace Cost								
Interior Floor 2			Year Built								
Heat Fuel			Effective Year Built		0						
Heat Type			Depreciation Code								
AC Type			Remodel Rating								
Bedrooms			Year Remodeled								
Full Baths			Depreciation %								
Half Baths			Functional Obsol								
Extra Fixtures			External Obsol								
Total Rooms			Trend Factor		1.000						
Bath Style			Condition								
Kitchen Style			Condition %								
Extra Kitchens			Percent Good								
Fireplaces			Cns Sect Rcnld								
Extra Openings			Dep % Ovr								
Gas Fireplaces			Dep Ovr Comment								
Sq Ft Fin Bsmt			Misc Imp Ovr								
FBM Quality			Misc Imp Ovr Comment								
Foundation			Cost to Cure Ovr								
Bsmt Garage			Cost to Cure Ovr Comment								
Bsmt Area											
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					
Ttl Gross Liv / Lease Area		0	0	0		0					