

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA					
WB BUILDERS DUXBURY LLC  190 OLD DERBY ST SUITE 311  HINGHAM MA 02043				0	Water	0	Arterial	0	Average	Description RES LAND	Code 1300	Appraised 368,600	Assessed 368,600			<b>VISION</b>			
				0	No Sewer	0	Paved	0	Average										
						0	Medium												
SUPPLEMENTAL DATA																			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 1.450 Chapter Lan GIS ID F_867928_2843217				Cyclical Exemption W District Res Exem Assoc Pid#				Total				368,600	368,600						
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WB BUILDERS DUXBURY LLC PINK LAWRENCE W & NANCY J TT PINK NANCY J				49660	0331	04-03-2018	U	V	1,100,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
				43957	0020	12-26-2013	U	V	100	1A	2023	1300	383,300	2022	1300	315,900	2021	1300	288,300
				35178	0277	10-12-2007	U	I	100	1	Total				383,300	Total	315,900	Total	288,300
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										<b>APPRAISED VALUE SUMMARY</b>					
<b>ASSESSING NEIGHBORHOOD</b>																			
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)						368,600							
						Special Land Value						0							
						Total Appraised Parcel Value						368,600							
						Valuation Method						C							
						Total Appraised Parcel Value						368,600							
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	1300	Vacant Land	PD	Primary	40,000	SF	8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000		
1	1300	Vacant Land	PD	Residual	0.530	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	18,600		
Total Card Land Units					1.45	AC	Parcel Total Land Area					1.45	Total Land Value			368,600			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)			No Sketch				
Element	Cd	Description	Element	Cd	Description					
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories										
Occupancy			<b>CONDO DATA</b>							
Exterior Wall 1			Parcel Id		C		Owne			
Exterior Wall 2					B	S				
Roof Structure			Adjust Type	Code	Description	Factor%				
Roof Cover			Condo Flr							
Interior Wall 1			Condo Unit							
Interior Wall 2			<b>COST / MARKET VALUATION</b>							
Interior Floor 1					0					
Interior Floor 2			Net Other Adj							
Heat Fuel			Replace Cost							
Heat Type			Year Built							
AC Type			Effective Year Built		0					
Bedrooms			Depreciation Code							
Full Baths			Remodel Rating							
Half Baths			Year Remodeled							
Extra Fixtures			Depreciation %							
Total Rooms			Functional Obsol							
Bath Style			External Obsol							
Kitchen Style			Trend Factor		1.000					
Extra Kitchens			Condition							
Fireplaces			Condition %							
Extra Openings			Percent Good							
Gas Fireplaces			Cns Sect Rcnld							
Sq Ft Fin Bsmt			Dep % Ovr							
FBM Quality			Dep Ovr Comment							
Foundation			Misc Imp Ovr							
Bsmt Garage			Misc Imp Ovr Comment							
Bsmt Area			Cost to Cure Ovr							
			Cost to Cure Ovr Comment							
<b>OB - OUTBUILDING &amp; YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)</b>										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
<b>BUILDING SUB-AREA SUMMARY SECTION</b>										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
Ttl Gross Liv / Lease Area		0	0	0		0				0