

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SOOHOO RICHARD			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
SOOHOO WANDA LEE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,035,900	1,035,900
8 S PASTURE LN		SUPPLEMENTAL DATA			RES LAND	1010	499,800	499,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4639 Total Acres 1.198 Chapter Lan GIS ID F_873509_2845343			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	700	700
						Total	1,536,400	1,536,400	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SOOHOO RICHARD		21713 0028	03-14-2002	Q	I	962,500	00	Year	Code	Assessed	Year	Code	Assessed
HOEDER DONALD W		11171 0047	08-07-1992	Q	I	463,300	00	2023	1010	778,100	2022	1010	652,400
									1010	488,300		1010	412,000
									1010	500		1010	500
						Total	1,266,900	Total	1,064,900	Total	988,300		

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
2024	22	22 VETERAN	400.00				
Total			400.00				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,035,900		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	700		
Appraised Land Value (Bldg)	499,800		
Special Land Value	0		
Total Appraised Parcel Value	1,536,400		
Valuation Method	C		
Total Appraised Parcel Value	1,536,400		

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
BPO-22-158	04-20-2022	RM	Remodel	32,385		100	05-19-2022	REMODEL BATHROOM	10-16-2020	SJT	10		20	Field Review
BPO-21-332	07-19-2021	RM	Remodel	87,550		0		RMDL KTCHN	08-07-2013	BH			00	Measure & Listed
QPO-21-14	06-18-2021	MN	Maintenance	21,500		100	06-18-2021	Re-roof entire subject	04-12-2013	VGS			20	Field Review
2013-37	03-04-2013	RM	Remodel	10,750	07-30-2013	100		REMODEL EXISTING 2ND FL B	01-30-2012	SJD		1	00	Measure & Listed
19990347	08-09-1999	NC	New Construct	52,000	04-05-2000	100		REPL WIN,15X17WDKFSP						
12603	11-04-1992	AD	Addition	42,000	01-01-1993	100		1STY ADDN,1 CAR GAR						

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	R1	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	PD	Residual	0.279 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	13,600
Total Card Land Units					1.20 AC	Parcel Total Land Area					1.20	Total Land Value			499,800

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SOOHOO RICHARD SOOHOO WANDA LEE 8 S PASTURE LN DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed										
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,035,900	1,035,900										
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	499,800		499,800								
		Alt Prcl ID	Cyclical	5		RESIDNTL	1010	700	700										
		Scnd Home	Exemption			Total		1,536,400	1,536,400										
		Tax Class T	W																
		Tot Fin Area 4639	District																
		Total Acres 1.198	Res Exem																
		Chapter Lan																	
		GIS ID F_873509_2845343	Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
								Year	Code	Assessed	Year	Code	Assessed						
								2023	1010	778,100	2022	1010	652,400						
									1010	488,300		1010	412,000						
									1010	500		1010	500						
								Total		1,266,900	Total		1,064,900						
								Total			Total		988,300						
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																			
ASSESSING NEIGHBORHOOD																			
Nbhd		Nbhd Name		B		Tracing		Batch											
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NOTES																			
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments					Date		Id	Type	Is	Cd	Purpose/Result
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			
Total Card Land Units					Parcel Total Land Area					Total Land Value									

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description					
Style	04	Cape Cod	Bsmt Area	1738						
Model	01	Residential	Bsmt Type	00						
Grade	07	Very Good	Unfin Area	0.00	N/A					
Stories	1.75									
Occupancy	1									
Exterior Wall 1	11	Clapboard								
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								
Heat Type	05	Hot Water								
AC Type	03	Central								
Bedrooms	4									
Full Baths	3									
Half Baths	1									
Extra Fixtures	3									
Total Rooms	10									
Bath Style	03	Modern								
Kitchen Style	03	Modern								
Extra Kitchens	0									
Fireplaces	2									
Extra Openings	0									
Gas Fireplaces	0									
Sq Ft Fin Bsmt	913									
FBM Quality	04	Above Average								
Foundation	06	Poured Conc								
Bsmt Garage	0									
Bsmt Area	1738									
CONDO DATA										
Parcel Id				C	Owne					
				B	S					
Adjust Type	Code	Description	Factor%							
Condo Flr										
Condo Unit										
COST / MARKET VALUATION										
			Net Other Adj			74,760				
			Replace Cost							
			Year Built							
			Effective Year Built							
			Depreciation Code							
			Remodel Rating							
			Year Remodeled							
			Depreciation %							
			Functional Obsol							
			External Obsol							
			Trend Factor							
			Condition							
			Condition %							
			Percent Good							
			Cns Sect Rcnld							
			Dep % Ovr							
			Dep Ovr Comment							
			Misc Imp Ovr							
			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				
TQS	Three Quarter Story	960	1,280	960	160.04	204,856				
WDK	Deck	0	735	74	21.48	15,791				
Ttl Gross Liv / Lease Area										