

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
WIPPER WILLIAM			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
WIPPER JACKIE			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	467,700	467,700		
98 BOW ST									RES LAND	1010	470,200	470,200		
									RESIDNTL	1010	1,100	1,100		
SUPPLEMENTAL DATA													VISION	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2560 Total Acres .92 Chapter Lan			Cyclical 5 Exemption W District Res Exem								
GIS ID F_875095_2843432			Assoc Pid#							Total		939,000		939,000

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WIPPER WILLIAM		49828 0223	05-22-2018	Q	I	657,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FALLON ROBERT & FALLON DEBORAH		6736 0259	04-30-1986	Q	I	234,900	00	2023	1010	355,800	2022	1010	325,500	2021	1010	304,200
									1010	504,700		1010	320,700		1010	309,300
									1010	700		1010	700		1010	700
								Total		861,200	Total		646,900	Total		614,200

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total				0.00					

ASSESSING NEIGHBORHOOD				NOTES				VISIT / CHANGE HISTORY						
Nbhd	Nbhd Name	B	Tracing	Batch					Date	Id	Type	Is	Cd	Purpose/Result
0060									09-04-2019	SJT	10		00	Measure & Listed
								04-12-2013	VGS				20	Field Review
								12-11-2007	BSB		1		00	Measure & Listed
								Total Appraised Parcel Value						939,000

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	
QPO-22-36	03-24-2022	MN	Maintenance	11,600		100	03-24-2022	STRIP & REROOF	09-04-2019	SJT	10		00	Measure & Listed	
QPO-22-50	03-17-2022	MN	Maintenance	2,000		100	03-17-2022	AIR SEAL & ATTIC INSULATION	04-12-2013	VGS			20	Field Review	
2018-62	04-23-2018	MS	Miscellaneous	8,585		100		REBUILD CHIMNEY & LINER	12-11-2007	BSB		1	00	Measure & Listed	
14985	06-19-1998	RM	Remodel	11,000	02-12-1999	100		PRCH TO 3 SEASON							

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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description		Element	Cd	Description	
Style	03	Colonial		Bsmt Area	1310		
Model	01	Residential		Bsmt Type	04		
Grade	06	Good		Unfin Area	0.00	Full	
Stories	2						
Occupancy	1			CONDO DATA			
Exterior Wall 1	11	Clapboard		Parcel Id		C	Owne
Exterior Wall 2	14	Wood Shingle				B	S
Roof Structure	03	Gable		Adjust Type	Code	Description	Factor%
Roof Cover	03	Asphalt		Condo Flr			
Interior Wall 1	05	Drywall		Condo Unit			
Interior Wall 2				COST / MARKET VALUATION			
Interior Floor 1	12	Hardwood		Net Other Adj		585,094	
Interior Floor 2				Replace Cost		615,399	
Heat Fuel	03	Gas		Year Built		1972	
Heat Type	05	Hot Water		Effective Year Built		1997	
AC Type	01	None		Depreciation Code		G	
Bedrooms	4			Remodel Rating			
Full Baths	2			Year Remodeled			
Half Baths	1			Depreciation %		24	
Extra Fixtures	1			Functional Obsol			
Total Rooms	9			External Obsol			
Bath Style	02	Average		Trend Factor		1.000	
Kitchen Style	02	Average		Condition			
Extra Kitchens	0			Condition %			
Fireplaces	2			Percent Good		76	
Extra Openings	0			Cns Sect Rcnd		467,700	
Gas Fireplaces	0			Dep % Ovr			
Sq Ft Fin Bsmt	0			Dep Ovr Comment			
FBM Quality				Misc Imp Ovr			
Foundation	06	Poured Conc		Misc Imp Ovr Comment			
Bsmt Garage	2			Cost to Cure Ovr			
Bsmt Area	1310			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
SHD1	Shed	L	96	21.00	2000	F	55	C	1.00	1,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,534	1,534	1,534	204.44	313,604
BSM	Basement	0	1,310	262	40.89	53,562
DCK	Deck	0	403	40	20.29	8,177
FUS	Finished Upper Story	1,026	1,026	1,026	204.44	209,751
Ttl Gross Liv / Lease Area		2,560	4,273	2,862		585,094

