

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	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	202,000	202,000						
				0	Medium			RES LAND	1010	417,800	417,800						
SUPPLEMENTAL DATA										RESIDNTL	1010	12,400	12,400				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1488 Total Acres 10.158 Chapter Lan GIS ID F_869200_2842695				Cyclical 4 Exemption W District Res Exem Assoc Pid#				Total		632,200	632,200						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WB BUILDERS DUXBURY LLC		49669	0132	04-06-2018		U	I	567,500		1V	Year	Code	Assessed	Year	Code	Assessed	
PRATT ALAN F & PRATT FRED TT		LCC12	0	07-13-2017		U	I	100		1A	2023	1010	150,000	2022	1010	126,500	
PRATT ALAN F		36528	0308	11-14-2008		U	I	100		1A		1010	446,800		1010	371,700	
												1010	9,600		1010	9,600	
		Total									Total	606,400	Total	507,800	Total	461,500	
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									
0050																	
NOTES										Appraised Bldg. Value (Card) 202,000							
										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 12,400							
										Appraised Land Value (Bldg) 417,800							
										Special Land Value 0							
										Total Appraised Parcel Value 632,200							
										Valuation Method C							
										Total Appraised Parcel Value 632,200							
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		
13815	08-31-1995	MN	Maintenance	2,500	05-30-1996	100		STRIP & REROOF		05-06-2021	SJD	10	2	12	Property Est. - No Access		
13482	11-03-1994	RM	Remodel	3,000	05-30-1996	100		INC ANGLE OF SHD RF		03-09-2020	SJT	5		20	Field Review		
										06-13-2019	SJT	5		30	Quality Control		
										04-12-2013	VGS			20	Field Review		
										03-20-2001	KP		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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000		
1	1010	Single Family	PD	Residual	6.240	AC 35,000.00	0.28278	5	1.00	0050	1.000		1.0000	0.23	61,800		
1	1010	Single Family	WP	Undevelop	3.000	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	6,000		
Total Card Land Units					10.16	AC	Parcel Total Land Area			10.16	Total Land Value			417,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			293,496
Interior Floor 2			Net Other Adj		8,000
Heat Fuel	02	Oil	Replace Cost		301,496
Heat Type	05	Hot Water	Year Built		1933
AC Type	01	None	Effective Year Built		1988
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		202,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	960		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>BAS</p> <p style="text-align: right;">10</p> <p style="text-align: center;">12</p> <p>BAS BSM</p> <p style="text-align: right;">12</p>	<p>FHS BAS BSM</p> <p style="text-align: right;">34</p> <p style="text-align: right;">24</p>
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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
FGR1	Garage - 1 Sto	L	342	52.00	1975	A	70	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	174.70	188,676
BSM	Basement	0	960	192	34.94	33,542
FHS	Finished Half Story	408	816	408	87.35	71,278
Ttl Gross Liv / Lease Area		1,488	2,856	1,680		293,496

