

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	Code			Appraised	Assessed		
		0	No Sewer	0	Paved	0	Average	RES LAND	1300	350,300	350,300				
SUPPLEMENTAL DATA															
Alt Prcl ID		Scnd Home		Cyclical Exemption											
Tax Class T		Tot Fin Area 0		District W											
Total Acres 1.958		Chapter Lan		Res Exem											
GIS ID F_868174_2842797		Assoc Pid#													
						Total		350,300	350,300						
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	V	567,500	1V	Year	Code	Assessed	Year	Code	Assessed		
PRATT ALAN F & FRED TT		LCC12 0	07-13-2017	U	V	100	1A	2023	1300	365,000	2022	1300	301,000		
PRATT ALAN F & FRED TT & HELEN M P		36528 0308	11-14-2008	U	V	100	1A	2021	1300	273,300					
						Total		365,000	Total	301,000	Total	273,300			
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
			0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
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	
									03-20-2001	KP		1	01	Measure - No Entry	
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		ES90	0.9000	315,000
1	1300	Vacant Land	PD	Residual	1.040 AC	35,000.00	0.96923	5	1.00	0050	1.000		1.0000	0.78	35,300
Total Card Land Units					1.96 AC	Parcel Total Land Area					1.96	Total Land Value			350,300

VISION

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			CONDO DATA							
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			COST / MARKET VALUATION							
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 Rcnd							
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							
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				