

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WOODWORTH STEPHEN M.A. TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION		
WOODWORTH CORINNE A TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	473,000	473,000			
51 SCHOOL ST				0 Medium		RES LAND	1010	470,200	470,200			
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	1,400	1,400	1,400			
Alt Prcl ID		Cyclical 6			Total						944,600	944,600
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 2377		District										
Total Acres .92		Res Exem										
Chapter Lan												
GIS ID F_868587_2833475		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
WOODWORTH STEPHEN M.A. TT		56089 222	11-30-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
WOODWORTH STEPHEN M		44590 0268	07-31-2014	Q	I	580,000	00	2023	1010	356,600	2022	1010	299,900	2021	1010	297,100			
KADISH ROBERT A & YEN M		37564 0328	07-31-2009	Q	I	550,000	00		1010	504,700		1010	320,700		1010	309,300			
KINSHERF JAMES L		25592 0300	06-27-2003	Q	I	555,000	00		1010	900		1010	900		1010	900			
PASTOR JERRY M		17303 0305	03-31-1999	Q	I	335,000	00	Total			862,200	Total			621,500	Total			607,300

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													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch						
0060					Appraised Bldg. Value (Card)				473,000	
					Appraised Xf (B) Value (Bldg)				0	
					Appraised Ob (B) Value (Bldg)				1,400	
					Appraised Land Value (Bldg)				470,200	
					Special Land Value				0	
					Total Appraised Parcel Value				944,600	
					Valuation Method				C	
					Total Appraised Parcel Value				944,600	

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	
QPO-23-17 9242	06-21-2023	MN AD	Maintenance Addition	8,621 14,500		100 100		Weatherization and air sealing	11-03-2020	SJT	10		20	Field Review	
									07-16-2015	SJD	9	1	00	Measure & Listed	
									04-12-2013	VGS			20	Field Review	
									03-11-2008	BSB		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	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	04	Cape Cod	Bsmt Area	1240	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		543,079
Interior Floor 2			Replace Cost		40,820
Heat Fuel	03	Gas	Year Built		583,899
Heat Type	05	Hot Water	Effective Year Built		1967
AC Type	01	None	Depreciation Code		2002
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		81
Extra Openings	0		Cns Sect Rcnld		473,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	640		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1240		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	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,240	1,240	1,240	189.36	234,804
BSM	Basement	0	1,240	248	37.87	46,961
DCK	Deck	0	32	3	17.75	568
FGR	Garage	0	528	211	75.67	39,955
TDK	Trex Deck	0	288	29	19.07	5,491
TQS	Three Quarter Story	1,137	1,516	1,137	142.02	215,300
Ttl Gross Liv / Lease Area		2,377	4,844	2,868		543,079

