

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WADSWORTH GEORGE D			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
WADSWORTH JOAN L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	639,300	639,300
115 ELM ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	469,500	469,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3852 Total Acres .919 Chapter Lan GIS ID F_870481_2833975			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	51,600	51,600
							Total	1,160,400	1,160,400

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WADSWORTH GEORGE D		8010 0321	09-18-1987	U	I	275,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	483,400	2022	1010	441,300
									1010	504,000		1010	320,200
									1010	32,000		1010	32,000
							Total	1,019,400	Total	793,500	Total	708,800	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

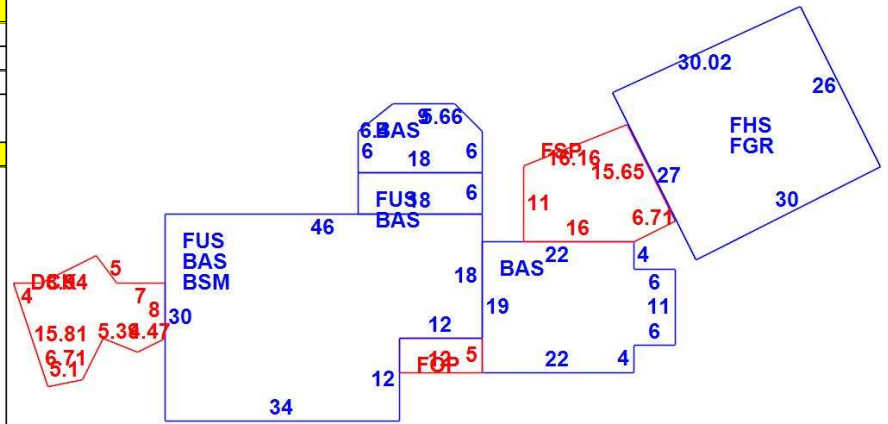
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	639,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	51,600
Appraised Land Value (Bldg)	469,500
Special Land Value	0
Total Appraised Parcel Value	1,160,400
Valuation Method	C
Total Appraised Parcel Value	1,160,400

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
128	10-07-2008	MN	Maintenance	16,900		100		STRIP & REROOF	11-17-2020	SJT	10		20	Field Review
258	08-21-2008	AD	Addition	50,000		100		270'KITCH,108'2NDLEV	04-12-2013	VGS			20	Field Review
203	05-29-2002	RM	Remodel	15,000	03-27-2003	100		4X16 DRMR/FIN GAR	06-17-2009	K-D		1	00	Measure & Listed
200101	02-14-2001	NC	New Construct		06-29-2002	100		ZONING/ 10X12 SHED						
20000303	08-07-2000	AD	Addition	18,000	06-08-2001	100		INGRND POOL & FENCE						
11683	08-20-1990	AD	Addition	10,000	08-01-1991	100		FMLY RM 22'4" X 18'						
11305	07-07-1989	MN	Maintenance	4,800		100								

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	40,015 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	469,500
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			469,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1236	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj	814,938	
Interior Floor 2			Replace Cost	26,245	
Heat Fuel	03	Gas	Year Built	1968	
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	8		External Obsol		
Bath Style	02	Average	Trend Factor	1.000	
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good	76	
Extra Openings	2		Cns Sect Rcnd	639,300	
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	0		Cost to Cure Ovr		
Bsmt Area	1236		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
SPL2	Ing Pool-Good	L	800	89.00	2000	A	70	C	1.00	49,800
SHD1	Shed	L	120	21.00	2001	A	70	C	1.00	1,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,990	1,990	1,990	185.85	369,835
BSM	Basement	0	1,236	247	37.14	45,904
DCK	Deck	0	246	25	18.89	4,646
FGR	Garage	0	795	318	74.34	59,099
FHS	Finished Half Story	398	795	398	93.04	73,967
FOP	Open Porch	0	60	9	27.88	1,673
FSP	Screened Porch	0	271	54	37.03	10,036
FUS	Finished Upper Story	1,344	1,344	1,344	185.85	249,778
Ttl Gross Liv / Lease Area		3,732	6,737	4,385		814,938

