

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
WINGERTSMAN NICOLE 474 TREMONT ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		209,900	209,900
				0	Heavy			RES LAND	1010		446,500	446,500
SUPPLEMENTAL DATA						RESIDNTL	1010	4,300	4,300			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1119 Total Acres .71 Chapter Lan GIS ID F_873183_2834025				Cyclical 6 Exemption W District Res Exem Assoc Pid#		Total		660,700	660,700			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WINGERTSMAN NICOLE	LCC	131616	02-26-2021	Q	I	670,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SOBRAN ERIC C	LCC	130907	10-09-2020	Q	I	576,000	00	2023	1010	225,900	2022	1010	197,100	2021	1010	195,100
SAVILL BARRY L	LCC	122856	12-18-2015	Q	I	365,000	00		1010	479,700		1010	305,900		1010	290,900
MONEGHAN SHEILA A	LCC	102923	03-07-2003	Q	I	365,000	00		1010	2,900		1010	2,900		1010	2,900
Total										708,500			505,900			488,900

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										

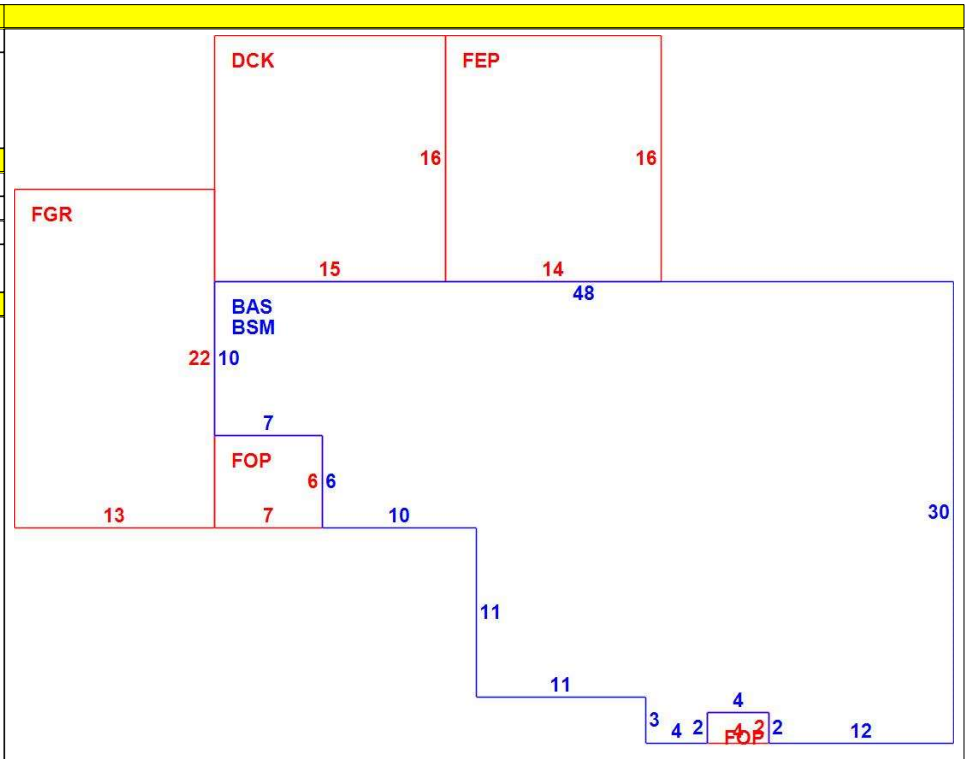
ASSESSING NEIGHBORHOOD					APPRaised VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					209,900
0060					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					4,300
					Appraised Land Value (Bldg)					446,500
					Special Land Value					0
					Total Appraised Parcel Value					660,700
					Valuation Method					C
					Total Appraised Parcel Value					660,700

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
ZP-19-20	07-14-2019	MS		45	02-26-2020	100		UTILITY BLDG		02-26-2020	SJT	5		12	Property Est. - No Access
2016-8	04-12-2016	BP	Bldg Permit	3,800		100		CONSTRUCT A 12 X 16 UTILITY		05-12-2016	SJD	9	1	01	Measure - No Entry
40	05-01-2009	MN	Maintenance	4,000		100		STRIP SHINGLES		04-12-2013	VGS			20	Field Review
353	07-16-2003	AD	Addition	10,000		100		SCR PORCH & DECK		10-06-2005	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	RC	Primary	30,928 SF	10.77	1.00000	5	1.00	0060	1.341		1.0000	14.44	446,500	
Total Card Land Units					0.71	AC	Parcel Total Land Area					0.71	Total Land Value			446,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1119	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		236,082
Interior Floor 2	14	Carpet	Replace Cost		13,800
Heat Fuel	02	Oil	Year Built		249,882
Heat Type	05	Hot Water	Effective Year Built		1951
AC Type	03	Central	Depreciation Code		2005
Bedrooms	2		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		16
Extra Fixtures	1		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		84
Extra Openings	0		Cns Sect Rcnld		209,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1119		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	192	21.00	2019	G	85	C	1.00	3,400
SHD1	Shed	L	64	21.00	2016	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,119	1,119	1,119	145.46	162,770
BSM	Basement	0	1,119	224	29.12	32,583
DCK	Deck	0	240	24	14.55	3,491
FEP	Finished Enclosed Porch	0	224	134	87.02	19,492
FGR	Garage	0	286	114	57.98	16,582
FOP	Open Porch	0	50	8	23.27	1,164
Ttl Gross Liv / Lease Area		1,119	3,038	1,623		236,082

