

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WALLACE DAVID M WALLACE JUDITH A PO BOX 1661  DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	380,700	380,700
		SUPPLEMENTAL DATA		Cyclical Exemption W		6		RES LAND	1010	470,600	470,600
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1762 Total Acres 1.048 Chapter Lan GIS ID F_872434_2833514		District Res Exem Assoc Pid#				RESIDNTL	1010	48,700	48,700
						Total				900,000	900,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WALLACE DAVID M DOUGHERTY DAVID E & NANCY B		43775 186	10-30-2013	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed			
		17719 81	07-30-1999	Q	I	299,000	00	2023	1010	293,100	2022	1010	242,000	2021	1010	246,400
									1010	505,100		1010	308,300		1010	297,400
									1010	36,300		1010	36,300		1010	33,500
								Total		834,500	Total		586,600	Total		577,300

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	Batch
0060				

  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									380,700
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									48,700
Appraised Land Value (Bldg)									470,600
Special Land Value									0
Total Appraised Parcel Value									900,000
Valuation Method									C
Total Appraised Parcel Value									900,000

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
QP-19-131	06-06-2019	MN		3,200		100		FRONT DOOR OF HOUSE			04-10-2014	SJD	9	1	00	Measure & Listed
79	03-14-2008	RM	Remodel	3,800		100		KITCHEN,SKYLIGHT ROOF			04-12-2013	VGS			20	Field Review
20000167	05-10-2000	MN	Maintenance	8,800		100		STRIP AND REROOF			08-27-2008	K-B		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	40,000	SF 8.75	1.00000	5	1.00	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.019	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	900
1	1010	Single Family	RC	Undevelop	0.111	AC 2,000.00	1.00000	0	1.00	0060	1.341	EASEMENT		1.0000	0.06	300
Total Card Land Units					1.05	AC	Parcel Total Land Area			1.05	Total Land Value			470,600		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	816	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.6				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	816				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	419,678
Replace Cost	17,940
Year Built	437,618
Effective Year Built	1925
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	380,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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
FGR1	Garage - 1 Sto	L	900	52.00	1985	A	70	C	1.00	32,800
SHD1	Shed	L	288	21.00	1980	A	70	C	1.00	4,200
PTO	Patio	L	288	15.00	1980	A	70	C	1.00	3,000
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,388	1,388	1,388	222.29	308,534
BSM	Basement	0	816	163	44.40	36,233
FEP	Finished Enclosed Porch	0	42	25	132.31	5,557
FHS	Finished Half Story	312	624	312	111.14	69,354
Ttl Gross Liv / Lease Area		1,700	2,870	1,888		419,678

BAS

22

26

FEP 7

6

FHS

BAS

BSM

26

24

BAS

BSM

8

24

