

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																			
WENGER RONALD J WENGER NOREEN C 161 FLINTLOCKE DR DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description		Code	Appraised	Assessed																	
		0	No Sewer	0	Paved	0	Average	RESIDENTL		1010	377,600	377,600																	
		0	Light	0	Light	0	Average	RES LAND		1010	350,700	350,700																	
SUPPLEMENTAL DATA																													
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2304 Total Acres .92 Chapter Lan GIS ID F_868856_2832616						Cyclical 6 Exemption W District Res Exem Assoc Pid#																							
										Total		728,300		728,300															
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)															
WENGER RONALD J				4490 0170		07-14-1978		U I		82,500 1		Year		Code		Assessed		Year		Code		Assessed							
												2023		1010		294,600		2022		1010		269,300		2021		1010		241,600	
														1010		475,900				1010		401,600				1010		363,200	
										Total		770,500		Total		670,900		Total		604,800									
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																													
Nbhd		Nbhd Name				B				Tracing				Batch															
0050																													
NOTES																													
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										
														11-03-2020	SJT	10		20	Field Review										
														04-12-2013	VGS			20	Field Review										
														03-04-2008	BSB			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	1010	Single Family	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0050	1.000						1.0000	8.75	350,700										
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92						Total Land Value		350,700									

VISION

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1370	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	345.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	12	Cedar Or Redwd			
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					
Heat Fuel	02	Oil	Net Other Adj		509,666
Heat Type	04	Forced Air-Duc	Replace Cost		22,230
AC Type	01	None	Year Built		531,897
Bedrooms	4		Effective Year Built		1974
Full Baths	2		Depreciation Code		1992
Half Baths	1		Remodel Rating		A
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		377,600
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1370		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

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	185.87	230,484
BSM	Basement	0	1,370	274	37.17	50,929
DCK	Deck	0	156	16	19.06	2,974
FUS	Finished Upper Story	1,064	1,064	1,064	185.87	197,770
UAT	Unfinished Attic	0	988	148	27.84	27,509
Ttl Gross Liv / Lease Area		2,304	4,818	2,742		509,666

