

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WECHSLER MARK E TT		8   Sloping	0   Water	0   Subdivision	0   Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
WECHSLER JENNA E TT			0   Septic	0   Paved	0   Average	RESIDENTL	1010	933,800	933,800	
61 FOX RUN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	546,600	546,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3310 Total Acres 1.308 Chapter Lan GIS ID F_872281_2833908			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDENTL	1010	33,600	33,600	
						Total		1,514,000	1,514,000	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WECHSLER MARK E TT		56482 47	02-24-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WECHSLER MARK E		44161 0201	03-21-2014	Q	I	1,000,000	00	2023	1010	715,800	2022	1010	671,900	2021	1010	575,800
SCHNEIDER MICHAEL & CYNTHIA L		30971 0124	07-21-2005	Q	I	1,120,000	00		1010	650,100		1010	501,200		1010	417,700
MURPHY JOHN D TRUSTEE		12208 0183	09-15-1993	U	V	1	1F		1010	19,000		1010	19,000		1010	19,000
MURPHY JOHN D TRUSTEE		12208 0183	09-15-1993	U	V	100	1F	Total		1,384,900	Total		1,192,100	Total		1,012,500

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

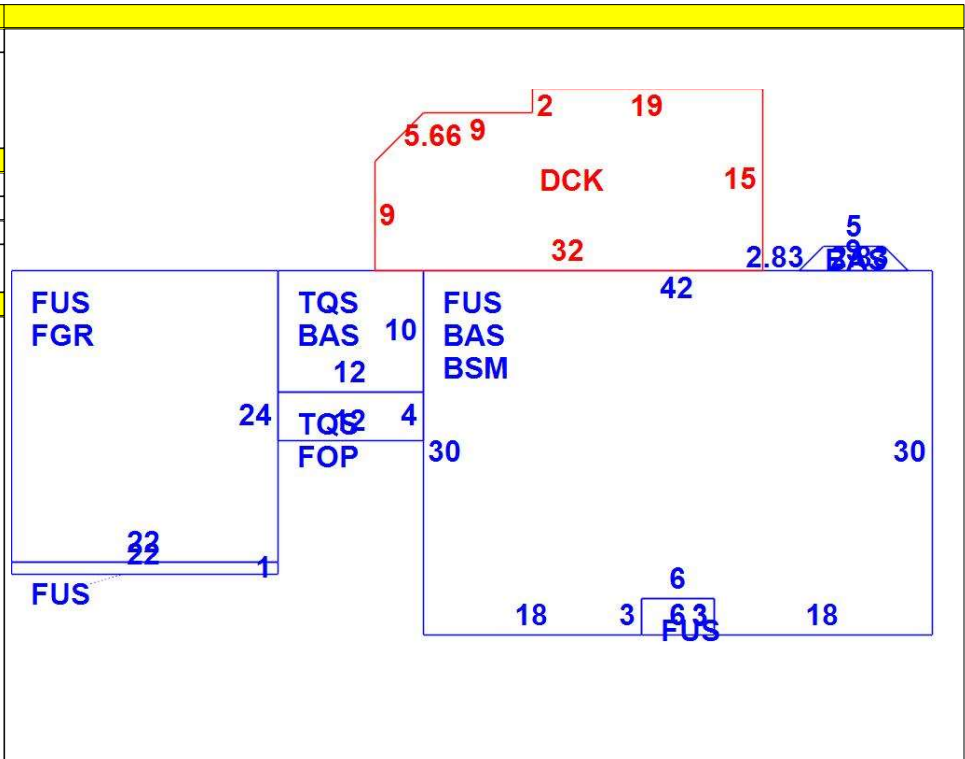
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										933,800			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										33,600			
Appraised Land Value (Bldg)										546,600			
Special Land Value										0			
Total Appraised Parcel Value										1,514,000			
Valuation Method										C			
Total Appraised Parcel Value										1,514,000			

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
BPO-23-102	03-17-2023	RM	Remodel	49,000		100	03-17-2023	REMODEL BATHROOM	10-21-2020	SJT	5		20	Field Review
BPO-20-99	08-12-2020	BP	Bldg Permit	28,037		100	10-19-2020	Remove/Replace existing deck o	09-23-2020	SJT	5		20	Field Review
2018-4	04-23-2018	MS	Miscellaneous	4,000	08-30-2018	100		CONSTRUCT A 8' X 10' TOOLS	08-30-2018	JLF	5		30	Quality Control
2014-29	03-28-2014	MN	Maintenance	15,500		100		STRIP & REROOF	07-30-2015	SJD	9		01	Measure - No Entry
13633	04-24-1995	AD	Addition	3,500	09-28-1995	100		12X13 DK & 3X12 ADDI	04-12-2013	VGS			20	Field Review
13177	05-12-1994	NC	New Construct	13,000	09-28-1995	100		18X36 ING POOL,FENCE	01-16-2008	BSB		1	00	Measure & Listed
12760	04-28-1993	NC	New Construct	183,000	09-28-1995	100		2STY30X42/ATGR/MDRM						

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	0080	1.503			1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.390 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	20,500	
Total Card Land Units					1.31 AC	Parcel Total Land Area					1.31	Total Land Value					546,600

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1242	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		995,707
Interior Floor 2	14	Carpet	Replace Cost		77,615
Heat Fuel	02	Oil	Year Built		1,073,323
Heat Type	05	Hot Water	Effective Year Built		1993
AC Type	03	Central	Depreciation Code		2008
Bedrooms	4		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		933,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	950		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1242		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
SPL1	Ing Pool - Ave	L	648	64.00	1994	A	70	C	1.00	29,000
SHD1	Shed	L	80	21.00	2018	E	100	C	1.00	1,700
SHD1	Shed	L	140	21.00	2018	E	100	C	1.00	2,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,376	1,376	1,376	260.45	358,382
BSM	Basement	0	1,242	248	52.01	64,592
DCK	Deck	0	446	45	26.28	11,720
FGR	Garage	0	528	211	104.08	54,955
FOP	Open Porch	0	48	7	37.98	1,823
FUS	Finished Upper Story	1,810	1,810	1,810	260.45	471,418
TQS	Three Quarter Story	126	168	126	195.34	32,817
Ttl Gross Liv / Lease Area		3,312	5,618	3,823		995,707

