

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WALSER WILLIAM C WALSER KIMBERLY A 71 FOX RUN  DUXBURY MA 02332		8 Sloping	0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	1,037,100	1,037,100	
		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	530,300	530,300	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3605 Total Acres .998 Chapter Lan  GIS ID F_872398_2834255			Cyclical 6 Exemption W District Res Exem  Assoc Pid#	RESIDNTL	1010	45,900	45,900	
						Total		1,613,300	1,613,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WALSER WILLIAM C		38664 0010	06-25-2010	Q	I	950,000	00	Year	Code	Assessed	Year	Code	Assessed
FINKEN JOHN C		15590 0136	10-27-1997	Q	I	645,000	00	2023	1010	800,800	2022	1010	733,700
TERRY PETER L		13679 0210	07-24-1994	Q	I	439,000	00		1010	630,700		1010	486,300
OBRIEN THOMAS F TRUSTEE		12494 0064	07-13-1989	Q	V	131,330	00		1010	28,500		1010	28,500
						Total		1,460,000	Total	1,248,500	Total	1,050,900	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,037,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			45,900
Appraised Land Value (Bldg)			530,300
Special Land Value			0
Total Appraised Parcel Value			1,613,300
Valuation Method			C
Total Appraised Parcel Value			1,613,300

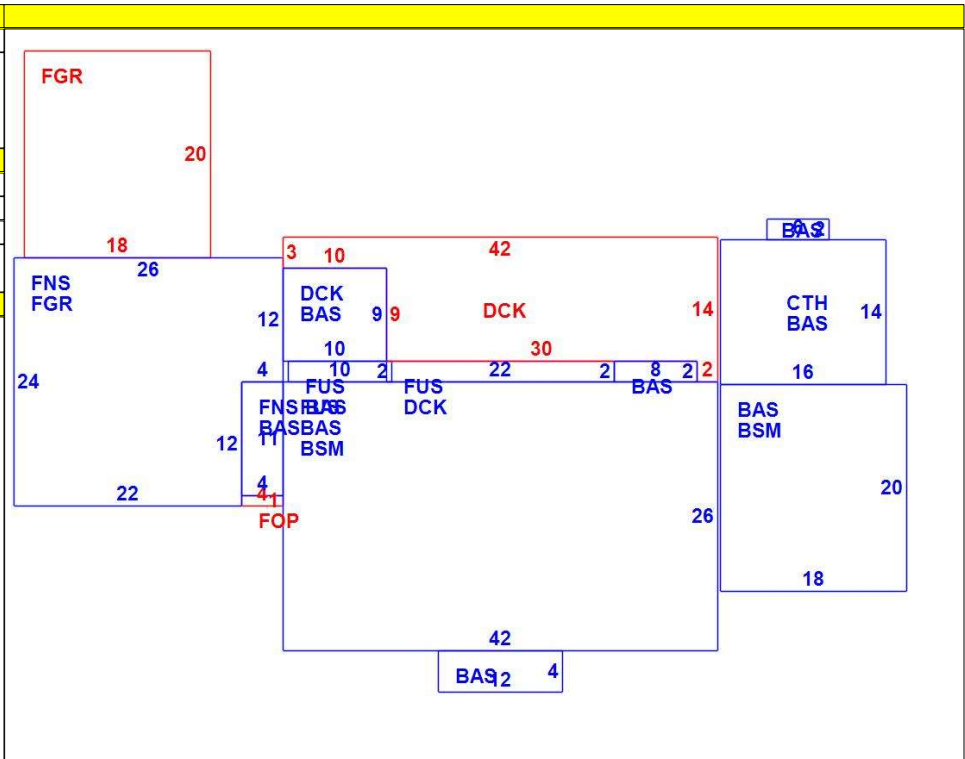
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-236	11-05-2018	MN	Maintenance	22,575		100		ROOF	07-24-2019	SJT	5		01	Measure - No Entry
2018-260	07-02-2018	RM	Remodel	42,000	07-24-2019	100		KITCHEN REMODEL, REPLACE	04-12-2013	VGS			20	Field Review
14325	12-13-1996	AD	Addition	12,000		100		12X11 LNDRY RM ADDIT	03-12-2008	BSB			01	Measure - No Entry
14106	06-28-1996	NC	New Construct	20,000	03-18-1998	100		ING HT GNITE PL/GATE						
14101	06-26-1996	AD	Addition	10,000	03-18-1998	100		18X18 EXTEN OF GRGE						
13194	05-18-1994	AD	Addition	8,800	09-28-1995	100		14X42 OPEN DECK						
13041	12-06-1993	NC	New Construct	172,000	09-28-1995	100		26X42 2/ST 24X26GAR						

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	526,100
1	1010	Single Family	RC	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	4,200
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			530,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1452	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	800				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1452				

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

COST / MARKET VALUATION			
Net Other Adj		1,094,817	
Replace Cost		70,490	
Year Built		1,165,308	
Effective Year Built		1994	
Depreciation Code		2010	
Remodel Rating		E	
Year Remodeled			
Depreciation %		11	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		89	
Cns Sect Rcnd		1,037,100	
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
SPL2	Ing Pool-Good	L	660	89.00	1997	A	70	C	1.00	41,100
PTO	Patio	L	300	15.00	1997	A	70	C	1.00	3,200
FN1	Fence - Chain	L	96	24.00	1997	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,906	1,906	1,906	250.99	478,387
BSM	Basement	0	1,452	290	50.13	72,787
CTH	Cathedral Ceiling	0	224	22	24.65	5,522
DCK	Deck	0	552	55	25.01	13,804
FGR	Garage	0	936	374	100.29	93,870
FNS	Finished 90% Story	558	620	558	225.89	140,052
FOP	Open Porch	0	4	1	62.75	251
FUS	Finished Upper Story	1,156	1,156	1,156	250.99	290,144
Ttl Gross Liv / Lease Area		3,620	6,850	4,362		1,094,817

