

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
MASSINGHAM DAVID C MASSINGHAM BARBARA 63 WINSLOW RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Good	Description	Code		Appraised	Assessed
		0	Septic	0	Paved	0	Average	RESIDNTL	1010		525,100	525,100
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010		469,900	469,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2266 Total Acres .928 Chapter Lan GIS ID F_872320_2835269		Cyclical 6 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	75,400	75,400			
								Total		1,070,400	1,070,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MASSINGHAM DAVID C	LCC	1177880	07-27-2012	Q	I	625,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WYRTZEN CURTIS C & MARYBETH	LCC	983876	11-16-2000	U	I	1	1F	2023	1010	406,100	2022	1010	374,000	2021	1010	341,500
WYRTZEN RLTY TRUST	LCC	96449	11-01-1999	Q	I	1	00		1010	504,300		1010	320,400		1010	311,300
WYRTZEN CURTIS C III	LCC	96109	09-01-1999	Q	I	430,000	00		1010	46,500		1010	46,500		1010	38,800
								Total		956,900	Total		740,900	Total		691,600

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
									Appraised Bldg. Value (Card) 525,100				
									Appraised Xf (B) Value (Bldg) 0				
									Appraised Ob (B) Value (Bldg) 75,400				
									Appraised Land Value (Bldg) 469,900				
									Special Land Value 0				
									Total Appraised Parcel Value 1,070,400				
									Valuation Method C				
									Total Appraised Parcel Value 1,070,400				

ASSESSING NEIGHBORHOOD		B		Tracing		Batch	
Nbhd	Nbhd Name						
0060							

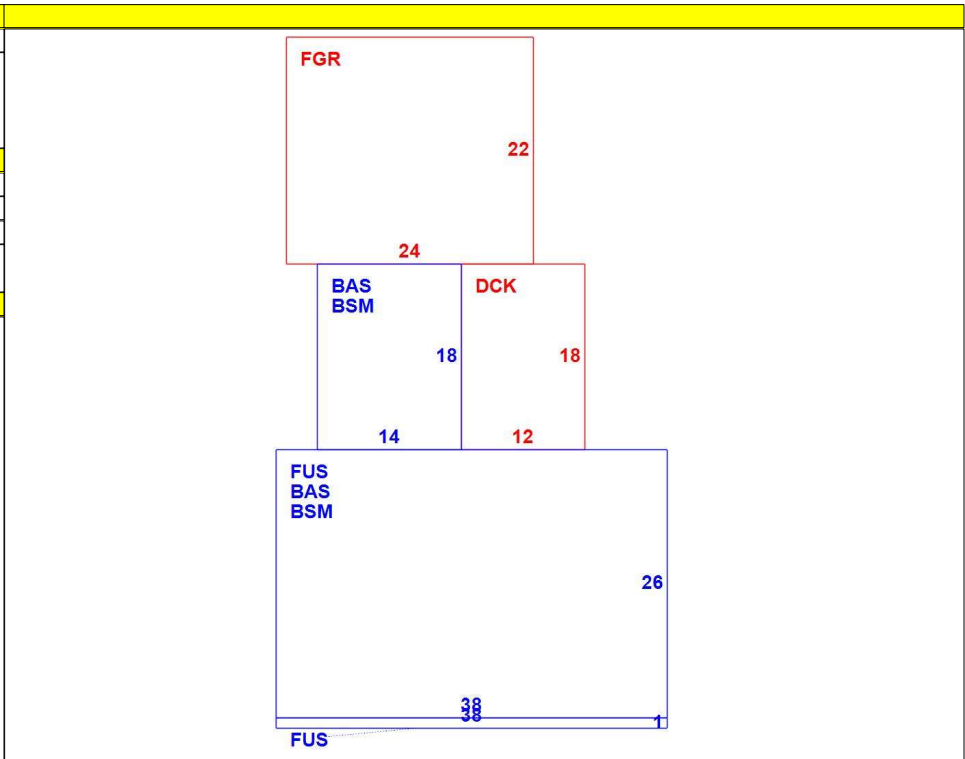
NOTES									

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
QPO-22-30	12-01-2022	MN	Maintenance	3,000		100	12-01-2022	WEATHERIZATION,AIR SEALIN		11-30-2020	SJT	10		20	Field Review
20000035	02-15-2000	NC	New Construct	21,000	07-27-2000	100		24X42 ING POOL		04-12-2013	VGS			20	Field Review
19990457	10-01-1999	NC	New Construct	18,000	07-26-2000	100		FIN BSMT AND BATH		07-26-2000	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	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	0.010	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.15	500
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value					469,900

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

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1240	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			622,054
Interior Floor 2			Net Other Adj		68,880
Heat Fuel	03	Gas	Replace Cost		690,933
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		525,100
Sq Ft Fin Bsmt	850		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1240		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	1,008	89.00	2000	A	70	C	1.00	62,800
GNR	GENERATOR	L	1	12400.00	2017	G	85	C	1.00	10,500
SHD1	Shed	L	140	21.00	2010	A	70	C	1.00	2,100

**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	226.45	280,796
BSM	Basement	0	1,240	248	45.29	56,159
DCK	Deck	0	216	22	23.06	4,982
FGR	Garage	0	528	211	90.49	47,781
FUS	Finished Upper Story	1,026	1,026	1,026	226.45	232,336
Ttl Gross Liv / Lease Area		2,266	4,250	2,747		622,054

