

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WAGONER BRAD S			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
WAGONER KRISTEN			0 No Sewer	0 Paved	0 Good	RESIDNTL	1010	672,400	672,400	
115 HERITAGE LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	504,000	504,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2520 Total Acres 1.298 Chapter Lan GIS ID F_872982_2836745			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	14,200	14,200	
						Total		1,190,600	1,190,600	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WAGONER BRAD S		53185 309	08-03-2020	Q	I	865,000	00	Year	Code	Assessed	Year	Code	Assessed
CHASE JUDSON R		17709 0111	07-29-1999	Q	V	540,000	00	2023	1010	518,700	2022	1010	477,100
PHIPPARD MICHAEL S		14393 0255	05-29-1996	Q	V	167,500	00		1010	492,400		1010	415,400
FAIRWAY NOMINEE TRUST		13916 0104	10-25-1995	Q	V	139,050	00		1010	10,200		1010	10,200
OMALLEY MICHAEL A TRS		13738 0032	08-02-1995	Q	V	135,000	00	Total		1,021,300	Total		902,700
								Total			Total		804,700

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

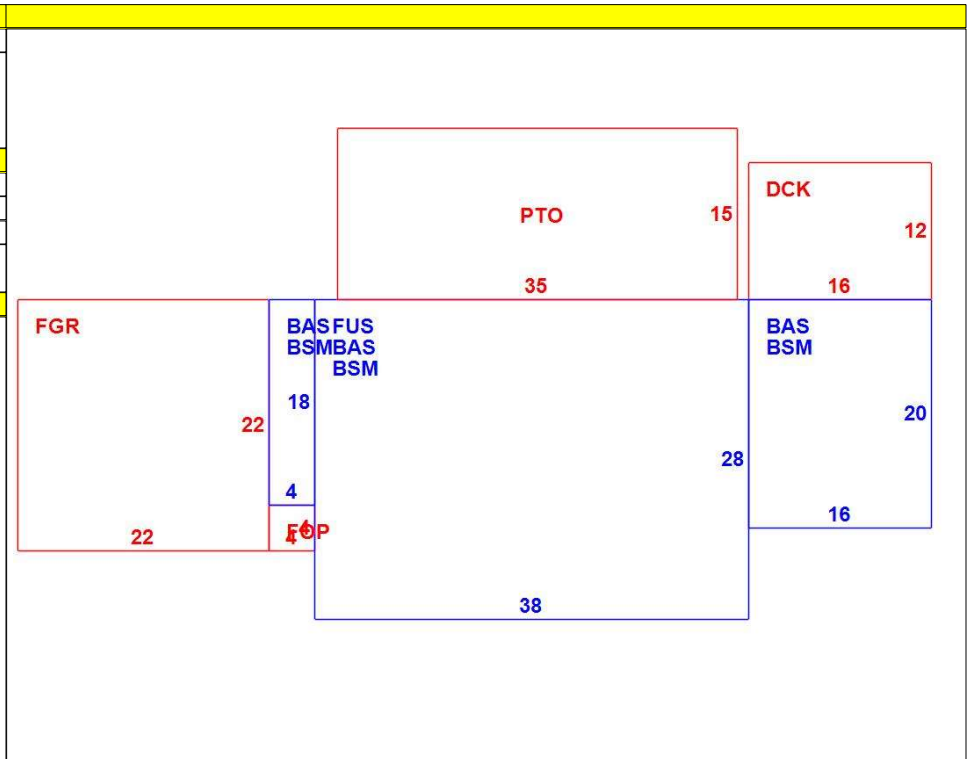
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	672,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,200
Appraised Land Value (Bldg)	504,000
Special Land Value	0
Total Appraised Parcel Value	1,190,600
Valuation Method	C
Total Appraised Parcel Value	1,190,600

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-21-196	07-07-2021	RM	Remodel	31,500		0		REFURBISH KITCHEN	08-26-2019	SJT	10		00	Measure & Listed
BPO-20-286	10-30-2020	RM	Remodel	3,400		100		Enlarge 2 openings from kitchen i	04-12-2013	VGS			20	Field Review
2014-176	06-30-2014	MS	Miscellaneous	26,000		100		INSTALL SOLAR ELECTRIC PA	03-20-2007	KP		1	00	Measure & Listed
111	07-14-2010	MN	Maintenance	7,650		100		2 DOORS						
19	10-30-2008	MS	Miscellaneous	5,500		100		CLYDESDALE INSERT FP						
14222	09-12-1996	NC	New Construct	16,000	04-14-1997	100		28X38 SECT OF BASEMT						
14102	06-28-1996	NC	New Construct	141,000	04-14-1997	100		28X38 2 STRY/GAR/DEK						

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	0070	1.389			1.0000	486,200	
1	1010	Single Family	RC	Residual	0.366	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	17,800	
1	1010	Single Family	RC	Undevelop	0.014	AC 2,000.00	1.00000	0	1.00	0070	1.389	DRAIN ESMNT		0.0000	0	
Total Card Land Units					1.30	AC	Parcel Total Land Area					1.30	Total Land Value			504,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1456	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			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		678,422
Interior Floor 2			Replace Cost		68,640
Heat Fuel	03	Gas	Year Built		1996
Heat Type	05	Hot Water	Effective Year Built		2011
AC Type	01	None	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	0		Cns Sect Rcnld		672,400
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1064		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1456		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
PTO	Patio	L	350	15.00	2000	A	70	C	1.00	3,700
SLR	Solar Panels	L	1	1050.00	2014	A	70	C	1.00	0
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,456	1,456	1,456	222.29	323,651
BSM	Basement	0	1,456	291	44.43	64,686
DCK	Deck	0	192	19	22.00	4,223
FGR	Garage	0	484	194	89.10	43,124
FOP	Open Porch	0	16	2	27.79	445
FUS	Finished Upper Story	1,064	1,064	1,064	222.29	236,514
PTO	Patio	0	525	26	11.01	5,779
Ttl Gross Liv / Lease Area		2,520	5,193	3,052		678,422

