

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WOOD DANIEL C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
WOOD GINA			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	277,100	277,100	
45 DRIFTWOOD DR		SUPPLEMENTAL DATA			RES LAND	1010	492,500	492,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2026 Total Acres 1.048 Chapter Lan GIS ID F_872902_2836069			Cyclical 6 Exemption W District Res Exem Assoc Pid#		Total		769,600	769,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PATENAUE RYAN		58218 106	08-25-2023	Q	I	1,449,000	00	Year	Code	Assessed	Year	Code	Assessed
WOOD DANIEL C		50170 0274	08-15-2018	Q	I	500,000	00	2023	1010	294,800	2022	1010	266,300
HARDING INGLEE TT		19293 0346	01-25-2001	U	I	1	1F		1010	481,200		1010	406,000
HARDING D INGLEE		18199 0326	01-11-2000	U	I	1	1A	Total		776,000	Total		672,300
								Total		631,400	Total		631,400

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

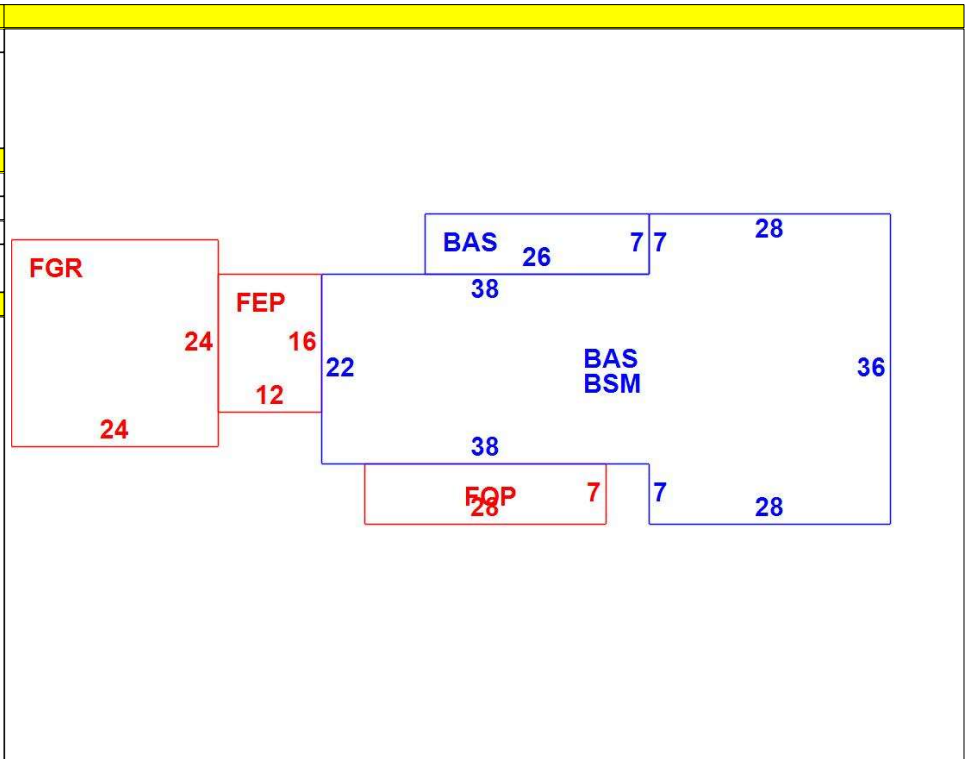
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	277,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	492,500
Special Land Value	0
Total Appraised Parcel Value	769,600
Valuation Method	C
Total Appraised Parcel Value	769,600

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-22-248	06-21-2022	AD	Addition	8,000		100	06-21-2022	CONSTRUCT FALSE GABLE T	08-31-2023	SJT	10		12	Property Est. - No Access
QP-18-175	07-16-2019	MN		3,000	06-25-2020	100		WOOD SIDING, TRIM, 8 WINDO	06-25-2020	SJT	5		20	Field Review
QP-19-70	04-11-2019	MN		3,000	06-25-2020	100		16 REPLACEMENT WINDOWS	04-12-2013	VGS			20	Field Review
2015-222	09-23-2015	MN	Maintenance	8,750		100		STRIP & REROOF	06-18-2001	KP		1	00	Measure & Listed
20000424	10-24-2000	AD	Addition	10,000	06-18-2001	100		ONE-STORY ADDITION						

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	12.16	486,200
1	1010	Single Family	RC	Residual	0.130 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	6,300
Total Card Land Units					1.05 AC	Parcel Total Land Area					1.05	Total Land Value			492,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1844	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1		<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		333,276
Interior Floor 2			Replace Cost		41,200
Heat Fuel	03	Gas	Year Built		374,477
Heat Type	05	Hot Water	Effective Year Built		1963
AC Type	01	None	Depreciation Code		1995
Bedrooms	3		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		74
Extra Openings	0		Cns Sect Rcnd		277,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	908		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	1844		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	2,026	2,026	2,026	120.36	243,849
BSM	Basement	0	1,844	369	24.09	44,413
FEP	Finished Enclosed Porch	0	192	115	72.09	13,841
FGR	Garage	0	576	230	48.06	27,683
FOP	Open Porch	0	196	29	17.81	3,490
Ttl Gross Liv / Lease Area		2,026	4,834	2,769		333,276

