

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
WOJCIECHOWSKI PETER & AUSRA WOJCIECHOWSKI JOINT REVOCABL 105 HERITAGE LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	505,800	505,800		
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	491,100	491,100		
		Alt Prcl ID		Cyclical	6	RESIDNTL	1010	65,200	2,100	Total		1,062,100	999,000
		Scnd Home		Exemption									
		Tax Class		W									
		Tot Fin Area		District									
		Total Acres		Res Exem									
		Chapter Lan											
		GIS ID		Assoc Pid#									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WOJCIECHOWSKI PETER & AUSRA TT	49498	0059	02-13-2018	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WOJCIECHOWSKI PETER W	36312	0126	08-28-2008	Q	I	720,000	00	2023	1010	383,800	2022	1010	324,300	2021	1010	325,600
DALESSANDRO JOSEPH	30928	0300	07-15-2005	Q	I	669,900	00		1010	479,800		1010	404,800		1010	366,100
BROUWER EDWARD C	16490	0206	08-10-1998	Q	I	340,000	00		1010	1,400		1010	1,400		1010	1,400
								Total		865,000	Total		730,500	Total		693,100

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										505,800				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										65,200				
Appraised Land Value (Bldg)										491,100				
Special Land Value										0				
Total Appraised Parcel Value										1,062,100				
Valuation Method										C				
Total Appraised Parcel Value										1,062,100				

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-23-52	03-07-2023	MN	Maintenance	3,300		100	03-07-2023	INSULATION		06-15-2023	SJT	5		06	Inspection Only
BPO-22-429	11-02-2022	SP	Solar Panels	78,862	06-15-2023	100	03-07-2023	Install 33 roof mounted solar pan		09-25-2019	SJT	10		00	Measure & Listed
2015-102	05-26-2015	MN	Maintenance	19,000		100		REPAIRS TO PLASTER, FLOOR		04-12-2013	VGS			20	Field Review
484	10-26-2005	RM	Remodel	10,000		100		BTHRM,KITCH,WINDOWS		07-16-2009	KP		1	00	Measure & Listed
123	04-10-2002	MN	Maintenance	9,456		100		VINYL WINDOWS							

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	0.100	AC 35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	4,900
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value		491,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1624	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	750				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1624				

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

COST / MARKET VALUATION	
Net Other Adj	583,977
Replace Cost	56,333
Year Built	1980
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	505,800
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
SHD1	Shed	L	144	21.00	2000	A	70	C	1.00	2,100
SLR	Solar Panels	L	33	1050.00	2023	G	85	B	1.50	63,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,624	1,624	1,624	218.72	355,198
BSM	Basement	0	1,624	325	43.77	71,083
DCK	Deck	0	192	19	21.64	4,156
FHS	Finished Half Story	692	1,384	692	109.36	151,353
PTO	Patio	0	192	10	11.39	2,187
Ttl Gross Liv / Lease Area		2,316	5,016	2,670		583,977

