

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WOOD CHARLES H JR		0	Water	0	Arterial	0	Average	Description	Code		Appraised	Assessed					
WOOD KAREN		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010		615,300	615,300					
18 HICKS POINT RD				0	Heavy			RES LAND	1010		832,200	832,200					
SUPPLEMENTAL DATA																	
Alt Prcl ID				Cyclical		7											
Scnd Home				Exemption													
Tax Class T				W													
Tot Fin Area 2100				District													
Total Acres 1.038				Res Exem													
Chapter Lan																	
GIS ID F_870501_2829415				Assoc Pid#													
									Total	1,447,500	1,447,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WOOD CHARLES H JR & KAREN S TT		LCC 135346	05-05-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed				
WOOD CHARLES H JR		LCC 130944	10-19-2020	U	I	1	1A	2023	1010	465,300	2022	1010	396,400				
WOOD CHARLES H JR		LCC 117540	06-04-2012	U	I	404,500	1		1010	847,700		1010	662,000				
MROWKA PETER S TT & OSPREY MARS		114095 0	12-02-2009	U	I	10	1F										
CRONIN PHILLIP S II		110004 0	12-27-2006	Q	I	475,000	00										
									Total	1,313,000	Total	1,058,400	Total	935,000			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount						Comm Int				
			Total	0.00													
ASSESSING NEIGHBORHOOD																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0080																	
NOTES																	
3 EXTRA FIX = 5-FIX BTH + OUTDOOR SHOWER																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
2016-187	06-03-2016	AD	Addition	76,500	05-30-2018	100		16' X 22' 1/1/2 STY WOOD FRA		09-11-2019	SJT	10		00	Measure & Listed		
2013-136	06-19-2013	RM	Remodel	10,200	10-08-2013	100		FINISH 700' OF BASEMENT		05-30-2018	JLF	5	1	07	Measure - Info @ Door		
2012-312	12-03-2012	NC	New Construct	250,000	10-08-2013	100		SIN FAM 1ST FL 1236' 2ND 468'		10-08-2013	JLF	5	1	00	Measure & Listed		
2012-294	11-05-2012	NC	New Construct	8,000	10-08-2013	100		FOUNDATION FOR SIN FAM D		04-12-2013	VGS			20	Field Review		
2012-277	10-22-2012	DM	Demolish	13,500	10-08-2013	100		DEMO EXISTING DWELLING		03-31-2008	BSB		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	22,700	SF 13.91	1.00000	5	1.00	0080	1.503			V175	1.7500	36.59	830,600
1	1010	Single Family	WP	Undevelop	0.520	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07		1,600
Total Card Land Units					1.04	AC	Parcel Total Land Area			1.04	Total Land Value					832,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	852	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	5				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	624				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	852				

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

COST / MARKET VALUATION	
Net Other Adj	623,279
Replace Cost	52,925
Year Built	676,204
Effective Year Built	2012
Depreciation Code	2012
Remodel Rating	A
Year Remodeled	
Depreciation %	9
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	91
Cns Sect Rcnld	615,300
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,592	1,592	1,592	227.14	361,611
BSM	Basement	0	1,592	318	45.37	72,231
FGR	Garage	0	624	250	91.00	56,786
FNS	Finished 90% Story	508	564	508	204.59	115,388
FOP	Open Porch	0	267	40	34.03	9,086
PTO	Patio	0	317	16	11.46	3,634
WDK	Deck	0	204	20	22.27	4,543
Ttl Gross Liv / Lease Area		2,100	5,160	2,744		623,279

