

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILSON W MICHAEL A JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
WILSON CYNTHIA R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	374,600	374,600
62 INDIAN TRL				0 Medium		RES LAND	1010	452,100	452,100
						RESIDNTL	1010	32,900	8,700
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2194 Total Acres .77 Chapter Lan			Cyclical 7 Exemption W District Res Exem				
		GIS ID F_873340_2832614			Assoc Pid#				
							Total	859,600	835,400

905
 DUXBURY, MA
VISION

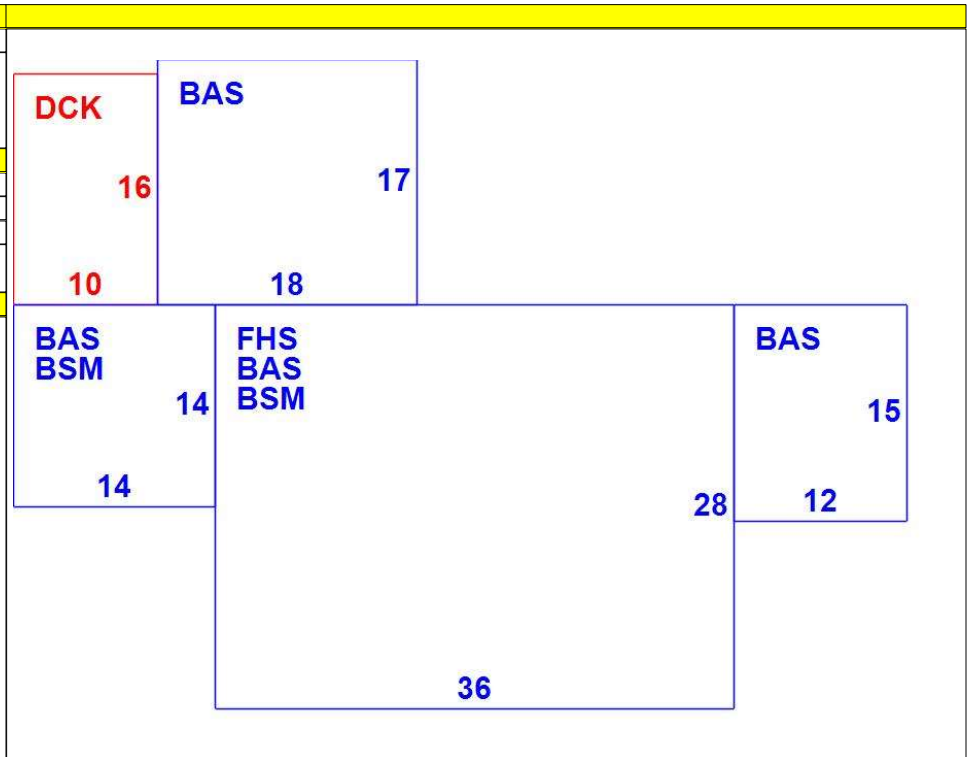
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILSON W MICHAEL A JR		11108 0064	07-09-1992	Q	I	197,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	273,300	2022	1010	228,000
									1010	485,800		1010	310,900
									1010	6,300			226,600
												1010	296,200
							Total	765,400	Total	538,900	Total		522,800

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) 374,600				
			Total	0.00					Appraised Xf (B) Value (Bldg) 0				
			Assessing Neighborhood				Appraised Ob (B) Value (Bldg) 32,900						
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Land Value (Bldg) 452,100				
0060									Special Land Value 0				
NOTES												Total Appraised Parcel Value 859,600	
												Valuation Method C	
												Total Appraised Parcel Value 859,600	

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-22-19	01-18-2022	SP	Solar Panels	28,520		100	02-24-2022	23 SOLAR PANELS	11-16-2022	SJT	10		00	Measure & Listed
QPO-21-25	10-13-2021	MN	Maintenance	13,605		100	11-15-2021	New Roof	04-12-2013	VGS			20	Field Review
87	05-31-2011	NC	New Construct	12,500		100		10X16.3' DECK	09-24-2004	KP		1	00	Measure & Listed
82	03-16-2004	RM	Remodel	9,500	09-24-2004	100		REMODEL BATHROOM						
12517	08-25-1992	RM	Remodel	500	01-01-1993	100		STOVE						
12512	08-21-1992	AD	Addition	15,000	01-01-1993	100		17x18sf + DECKING						
11957	07-09-1991	AD	Addition	8,200	01-01-1992	100		UP ROOF/BEDRM/BATHRM						

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	33,541 SF	10.05	1.00000	5	1.00	0060	1.341		1.0000	13.48	452,100
Total Card Land Units					0.77 AC	Parcel Total Land Area					0.77	Total Land Value			452,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1204	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		518,795
Interior Floor 2			Replace Cost		24,050
Heat Fuel	03	Gas	Year Built		1951
Heat Type	04	Forced Air-Duc	Effective Year Built		1990
AC Type	06	Partial	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		31
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		69
Extra Openings	1		Cns Sect Rcnd		374,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1204		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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700
SLR	Solar Panels	L	23	1050.00	2022	A	70	C	1.00	24,200

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,690	1,690	1,690	211.67	357,716	
BSM	Basement	0	1,204	241	42.37	51,012	
DCK	Deck	0	160	16	21.17	3,387	
FHS	Finished Half Story	504	1,008	504	105.83	106,680	
Ttl Gross Liv / Lease Area		2,194	4,062	2,451		518,795	

