

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
BISCOE TIMOTHY			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BISCOE JENNA			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	626,200	626,200	
150 WADSWORTH RD			SUPPLEMENTAL DATA				RES LAND	1010	470,200	470,200			
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2936 Total Acres .935 Chapter Lan GIS ID F_873026_2833582				Cyclical Exemption W District Res Exem	7	RESIDNTL	1010	13,900	13,900	
										Total	1,110,300	1,110,300	

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BISCOE TIMOTHY	54035	192	12-18-2020	Q	I	835,000	00	Year	Code	Assessed	Year	Code	Assessed		
MCPHON TIMOTHY M	14686	0219	09-30-1996	Q	I	205,000	00	2023	1010	468,300	2022	1010	391,300		
DELOWERY JOSEPH H TRS	13432	0339	02-21-1995	U	I	0	1F		1010	504,700		1010	320,700		
									1010	10,000		1010	10,000		
								Total		983,000	Total		722,000	Total	586,600

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								APPRAISED VALUE SUMMARY						
										Appraised Bldg. Value (Card) 626,200							
										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 13,900							
										Appraised Land Value (Bldg) 470,200							
										Special Land Value 0							
										Total Appraised Parcel Value 1,110,300							
										Valuation Method C							
										Total Appraised Parcel Value 1,110,300							

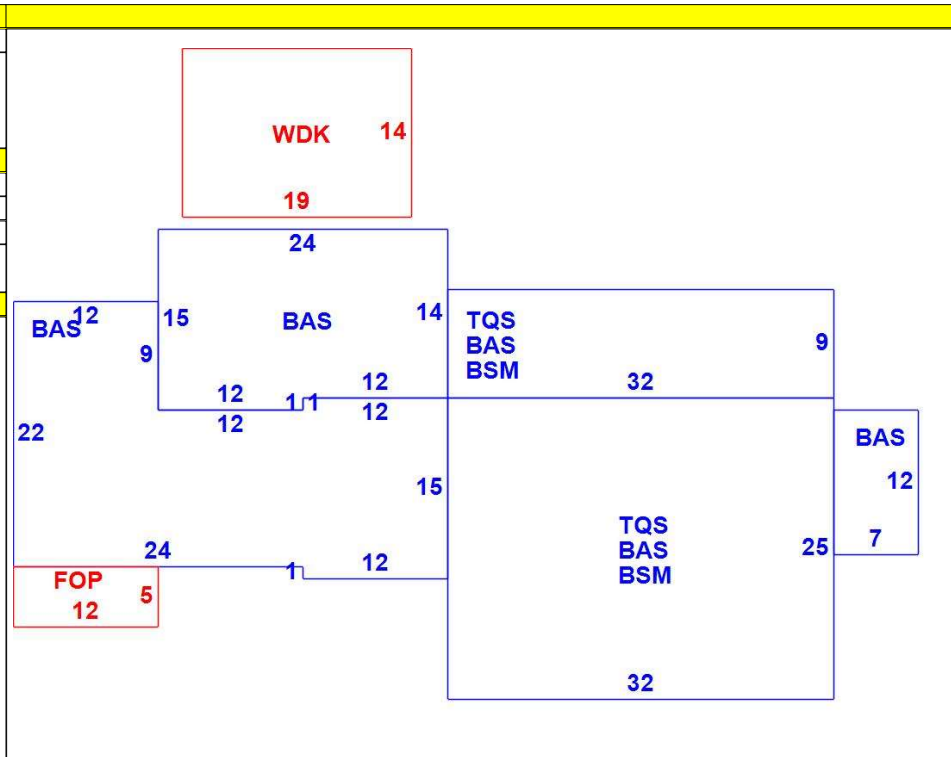
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2018-391	10-24-2018	MS	Miscellaneous	4,000		100		120' OF 8' HIGH CEDAR FENCE		05-06-2021	SJD	9		01	Measure - No Entry
52	05-01-2012	AD	Addition	3,500	06-30-2012	100		BUILD A 11'9" X 5'6" ROOF OVE		07-30-2013	BH			01	Measure - No Entry
114	07-02-2009	NC	New Construct	36,000		100		14X24 D TO 3 SEASRM		04-12-2013	VGS			20	Field Review
365	11-14-2007	AD	Addition	10,000		100		NEW FULL BATH 8X12		08-22-2012	KP	5		02	Callback - No Entry
436	10-29-2001	RM	Remodel	18,000	09-07-2002	100		CHNG GARAGE TO LIVNG		06-14-2010	KP		1	00	Measure & Listed
19990312	07-07-1999	AD	Addition	25,000	07-28-2000	100		2 DRMRS							

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	0060	1.341	CORNER 3A AND WADSWOR	1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.017	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.06	800
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	300				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1056				

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

COST / MARKET VALUATION			
Net Other Adj		765,193	
Replace Cost		802,792	
Year Built		1951	
Effective Year Built		1999	
Depreciation Code		VG	
Remodel Rating			
Year Remodeled			
Depreciation %		22	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		78	
Cns Sect Rcnd		626,200	
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
BRN1	Barn - 1 Story	L	650	39.00	1960	F	55	C	1.00	13,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,120	2,120	2,120	239.87	508,529
BSM	Basement	0	1,088	218	48.06	52,292
FOP	Open Porch	0	60	9	35.98	2,159
TQS	Three Quarter Story	816	1,088	816	179.90	195,736
WDK	Deck	0	266	27	24.35	6,477
Ttl Gross Liv / Lease Area		2,936	4,622	3,190		765,193

