

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
REINGOLD MELINDA L			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
142 WADSWORTH RD			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	572,800	572,800	
DUXBURY MA 02332			<b>SUPPLEMENTAL DATA</b>				0	Medium	RES LAND	1010	470,300	470,300	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2560 Total Acres .938 Chapter Lan GIS ID F_873144_2833457			Cyclical 7 Exemption W District Res Exem Assoc Pid#						RESIDNTL	1010	46,500	27,600	
										Total	1,089,600	1,070,700	

**VISION**

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
REINGOLD MELINDA L	56559	33	03-15-2022	Q	I	1,160,000	00	Year	Code	Assessed	Year	Code	Assessed
SCOTT CHRISTINE	52665	146	04-27-2020	U	I	1	1	2023	1010	428,800	2022	1010	358,600
SCOTT CHRISTINE	49635	0037	03-28-2018	Q	I	480,000	00		1010	504,700		1010	320,700
QUINE MAREN L	49545	0107	02-28-2018	U	I	100	1		1010	19,600		1010	19,600
SLAGLES INC	3790	0338	06-26-1972	U	I	23,435	1	Total	953,100	Total	698,900	Total	661,800

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
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	572,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	46,500
Appraised Land Value (Bldg)	470,300
Special Land Value	0
Total Appraised Parcel Value	1,089,600
Valuation Method	C
Total Appraised Parcel Value	1,089,600

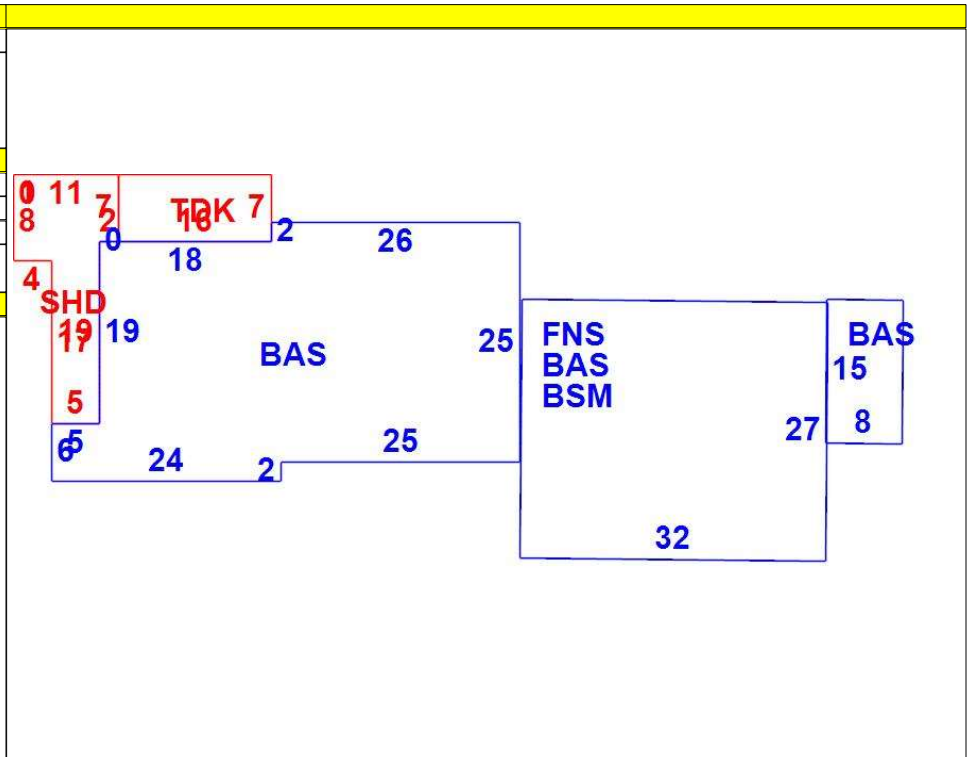
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-512	12-20-2022	SP	Solar Panels	15,840		100	01-06-2023	Install 18 roof top panels. No en	04-14-2021	SJT	5		01	Measure - No Entry
QPO-22-29	11-28-2022	MN	Maintenance	6,348		100		Install one replacement entry doo	09-03-2020	SJT	5		20	Field Review
BPO-20-375	01-27-2021	BP	Bldg Permit	18,400	04-14-2021	100		Construct a 368sf one story shed	01-27-2020	SJT	5		00	Measure & Listed
BP-19-183	07-01-2019	AD		104,000	01-27-2020	100		See BP-19-127 Construct struct	06-28-2019	SJT	5		20	Field Review
2700	04-19-2019	AD		2,700	01-27-2020	100		INSTALL FOUNDATION ONLY F	06-10-2019	SJD	9	1	01	Measure - No Entry
BP-2019-00	01-23-2019	BP		3,102	01-27-2020	100		Insulation/Door Sealing & Weath	04-12-2013	VGS			20	Field Review
2018-207	06-04-2018	MS	Miscellaneous	1,000		100		REMOVE SHEETROCK AND IN	09-11-1999	REC		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	40,000	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.018	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.12	900
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			470,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.90				
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	384				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	864				

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

COST / MARKET VALUATION	
Net Other Adj	611,597
Replace Cost	31,980
Year Built	643,577
Effective Year Built	1951
Depreciation Code	2010
Remodel Rating	R
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnld	572,800
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	192	21.00	2020	G	85	C	1.00	3,400
BRN1	Barn - 1 Story	L	465	39.00	2021	G	85	B	1.50	23,100
SHD1	Shed	L	96	21.00	2010	F	55	C	1.00	1,100
SLR	Solar Panels	L	18	1050.00	2022	A	70	C	1.00	18,900

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,116	2,116	2,116	194.71	412,015
BSM	Basement	0	864	173	38.99	33,686
FNS	Finished 90% Story	778	864	778	175.33	151,487
SHD	Attached Shed	0	180	63	68.15	12,267
TDK	Trex Deck	0	112	11	19.12	2,142
Ttl Gross Liv / Lease Area		2,894	4,136	3,141		611,597



12/01/2022