

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WYATT MICHAEL S			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
WYATT ANN PEARD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	464,700	464,700
97 INDIAN TRL				0 Medium		RES LAND	1010	476,600	476,600
SUPPLEMENTAL DATA						RESIDNTL	1010	4,100	4,100
DUXBURY MA 02332	Alt Prcl ID	Cyclical 7							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2391	District							
	Total Acres 1.068	Res Exem							
	Chapter Lan								
	GIS ID F_873131_2833165	Assoc Pid#							
							Total	945,400	945,400

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
WYATT MICHAEL S	35351 0265	11-30-2007	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed
KEATING MARK R	25514 0066	06-20-2003	Q	I	620,000	00	2023	1010	348,600	2022	1010	292,000
TOBIN JOHN F	15214 0105	05-30-1997	Q	I	225,000	00		1010	511,500		1010	324,900
SGROI ROBERT J	10460 0216	08-30-1991	Q	I	175,500	00		1010	2,700		1010	2,700
							Total	862,800	Total	619,600	Total	607,400

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	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	464,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,100
Appraised Land Value (Bldg)	476,600
Special Land Value	0
Total Appraised Parcel Value	945,400
Valuation Method	C
Total Appraised Parcel Value	945,400

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
									01-24-2020	SJT	10		00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									03-15-2013	KP	0	1	00	Measure & Listed
									03-27-2007	KP		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	0.153 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	7,200
Total Card Land Units					1.07 AC	Parcel Total Land Area					1.07	Total Land Value			476,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1194	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	07	Pine/Wood			
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas	Net Other Adj		601,134
Heat Type	04	Forced Air-Duc	Replace Cost		35,453
AC Type	01	None	Year Built		636,586
Bedrooms	4		Effective Year Built		1951
Full Baths	2		Depreciation Code		1994
Half Baths	0		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	7		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	394		Cns Sect Rcnd		464,700
FBM Quality	02	Low Quality	Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1194		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
PTO	Patio	L	392	15.00	1989	A	70	C	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,615	1,615	1,615	217.09	350,607
BSM	Basement	0	1,167	233	43.34	50,583
DCK	Deck	0	108	11	22.11	2,388
FGR	Garage	0	294	118	87.13	25,617
FSP	Screened Porch	0	224	45	43.61	9,769
PTO	Patio	0	352	18	11.10	3,908
TQS	Three Quarter Story	729	972	729	162.82	158,262
Ttl Gross Liv / Lease Area		2,344	4,732	2,769		601,134

