

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WEBB BRIAN J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
WEBB LISA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	520,400	520,400	
73 INDIAN TRAIL				0 Medium		RES LAND	1010	473,400	473,400	
SUPPLEMENTAL DATA						RESIDNTL	1010	84,500	84,500	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2231 Total Acres .998 Chapter Lan	Cyclical 7 Exemption W District Res Exem						VISION
			GIS ID F_873418_2832878	Assoc Pid#						
						Total		1,078,300	1,078,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WEBB BRIAN J	50584	0250	12-03-2018	Q	I	729,000	00	Year	Code	Assessed	Year	Code	Assessed	
PETRUCELLI NICHOLAS J & KAREN LE	47035	0048	06-10-2016	Q	I	725,000	00	2023	1010	395,500	2022	1010	334,600	
BOUCHARD GARY P & MARY M	23045	0021	10-04-2002	Q	I	585,000	00		1010	508,100		1010	322,700	
ROSS DOUGLAS M	11528	0252	12-23-1992	Q	I	180,000	00		1010	46,400		1010	46,400	
						Total		950,000		Total		703,700	Total	693,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

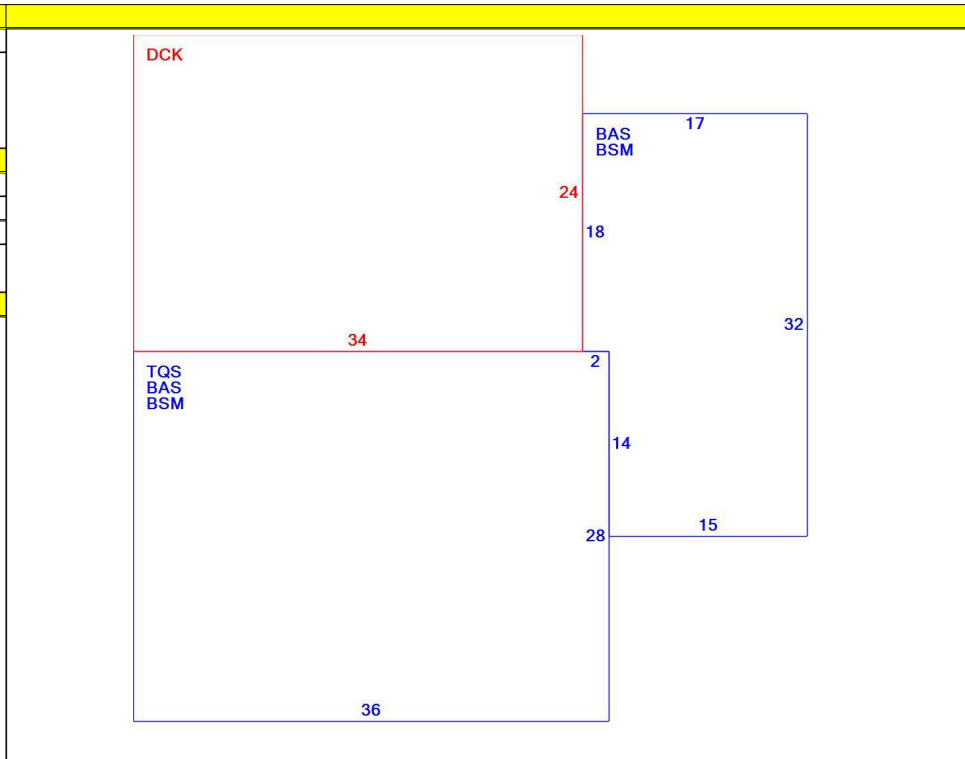
APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										520,400			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										84,500			
Appraised Land Value (Bldg)										473,400			
Special Land Value										0			
Total Appraised Parcel Value										1,078,300			
Valuation Method										C			
Total Appraised Parcel Value										1,078,300			

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
BP-20-121	07-30-2020	MN	Maintenance	7,400		100		Attic and wall insulation		12-14-2016	SJD	9		01	Measure - No Entry
QP-19-162	07-01-2019	MN		2,500		100		4 WINDOWS & CABINETS		04-12-2013	VGS			20	Field Review
2019-78	03-13-2019	MN	Maintenance	4,700		100		REPLACE A BEAM 14' WITH EN		12-05-2008	KP		1	00	Measure & Listed
154	10-26-2009	MN	Maintenance	3,500		100		REPLACE 1 WINDOW							
166	06-02-2008	AD	Addition	56,000		100		24X26 D GAR/UNFIN2ND							
65	02-27-2004	MN	Maintenance	15,000		100		REPL 4 WINDOWS							

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	SUBJECT TO FLOODING		469,400	
1	1010	Single Family	RC	Residual	0.086	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.07	4,000	
Total Card Land Units					1.00	AC	Parcel Total Land Area					1.00	Total Land Value		473,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1524	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
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	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	2				
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	1000				
FBM Quality	05	Living Area			
Foundation	05	Conc Block			
Bsmt Garage	2				
Bsmt Area	1524				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
		646,994	
Net Other Adj		65,920	
Replace Cost		712,913	
Year Built		1951	
Effective Year Built		1994	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnld		520,400	
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
FGR5	Garage - 2 Sto	L	1,092	91.00	2007	G	85	C	1.00	84,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,524	1,524	1,524	242.59	369,710
BSM	Basement	0	1,524	305	48.55	73,991
DCK	Deck	0	816	82	24.38	19,893
TQS	Three Quarter Story	756	1,008	756	181.94	183,400
Ttl Gross Liv / Lease Area		2,280	4,872	2,667		646,994

