

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
KUHRTZ BRADFORD K HOLCOMB DEVON 32 WADSWORTH RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	331,000	331,000	
		SUPPLEMENTAL DATA		Cyclical Exemption W		7		RES LAND	1010	395,200	395,200	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1727 Total Acres .38 Chapter Lan GIS ID F_874186_2832412		District Res Exem		Assoc Pid#		RESIDNTL	1010	14,100	14,100	
						Total				740,300	740,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
KUHRTZ BRADFORD K		51887 20	11-01-2019	Q	I	545,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NIGHTINGALE GERALD F		14952 0187	02-04-1997	Q	I	200,000	00	2023	1010	245,400	2022	1010	203,700	2021	1010	203,300
NIGHTINGALE ALMA J		13120 0126	09-01-1994	U	I	100	1F		1010	423,800		1010	273,300		1010	262,400
									1010	10,100		1010	10,100		1010	6,100
								Total		679,300	Total		487,100	Total		471,800

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															

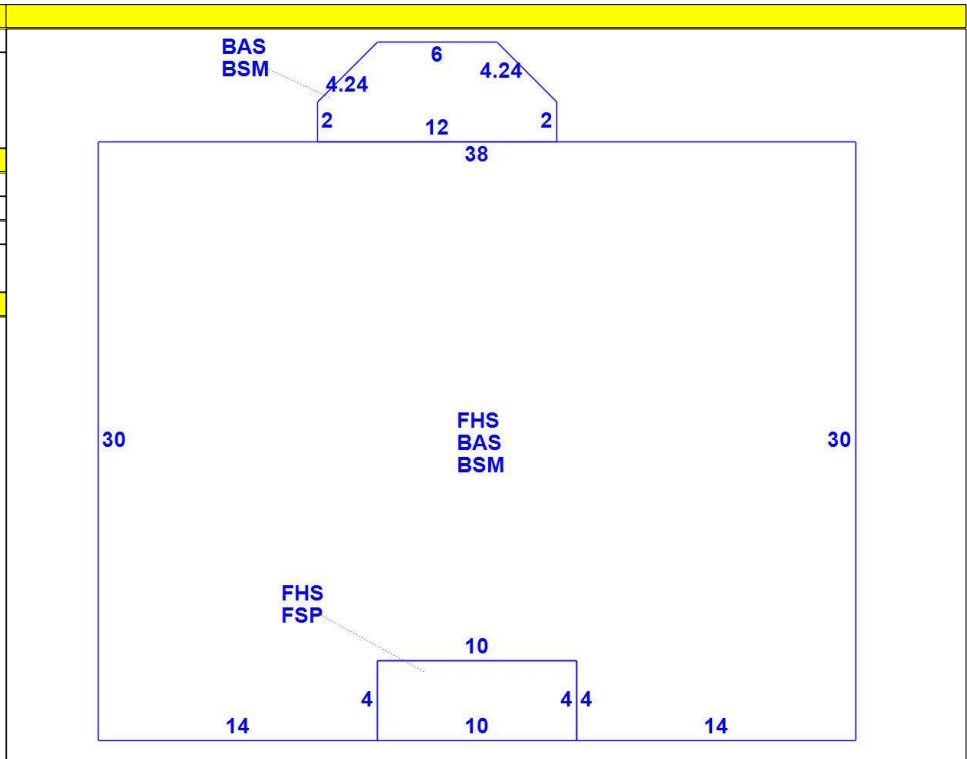
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0060														

NOTES												VISIT / CHANGE HISTORY					
2ND FLOOR HAS 2 BEDROOMS												Date	Id	Type	Is	Cd	Purpose/Result
												09-04-2019	SJT	10		00	Measure & Listed
												04-12-2013	VGS			20	Field Review
												12-06-2006	KP		1	00	Measure & Listed
												Total Appraised Parcel Value					740,300

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
BPO-22-212	05-24-2022	RM	Remodel	38,000		100	05-24-2022	RENOVATE KITCHEN		09-04-2019	SJT	10		00	Measure & Listed
BPO-21-250	06-03-2021	MN	Maintenance	6,365		100	06-03-2021	Insulation and weatherization		04-12-2013	VGS			20	Field Review
										12-06-2006	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	16,553 SF	17.81	1.00000	5	1.00	0060	1.341		1.0000	23.87	395,200	
Total Card Land Units					0.38 AC	Parcel Total Land Area					0.38	Total Land Value			395,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1010	
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	11	Clapboard	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			442,998
Interior Floor 2	14	Carpet	Net Other Adj		10,400
Heat Fuel	03	Gas	Replace Cost		453,398
Heat Type	04	Forced Air-Duc	Year Built		1951
AC Type	03	Central	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		331,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1010		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	160	15.00	1990	A	70	C	1.00	1,700
GNR	GENERATOR	L	1	12400.00	2019	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,151	1,151	1,151	226.14	260,281
BSM	Basement	0	1,151	230	45.19	52,011
FHS	Finished Half Story	570	1,140	570	113.07	128,897
FSP	Screened Porch	0	40	8	45.23	1,809
Ttl Gross Liv / Lease Area		1,721	3,482	1,959		442,998

