

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WASHBURN GREGORY S 50 WADSWORTH RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	326,600	326,600
				0	Medium			RES LAND	1010	417,900	417,900
SUPPLEMENTAL DATA						RESIDNTL	1010	35,800	35,800	905 DUXBURY, MA VISION	
Alt Prcl ID		Cyclical Exemption		7							
Scnd Home		W		District							
Tax Class T		Res Exem									
Tot Fin Area 2004											
Total Acres .487											
Chapter Lan											
GIS ID F_874120_2832506		Assoc Pid#									
						Total		780,300	780,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WASHBURN GREGORY S		17438	0229	05-10-1999	U	I	202,000	1A	Year	Code	Assessed	Year	Code	Assessed
WASHBURN HELEN F		13144	0312	09-15-1994	U	I	1	1F	2023	1010	247,500	2022	1010	226,100
										1010	448,000		1010	289,900
										1010	19,600		1010	19,600
									Total		715,100	Total		535,600
									Total		486,300	Total		486,300

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

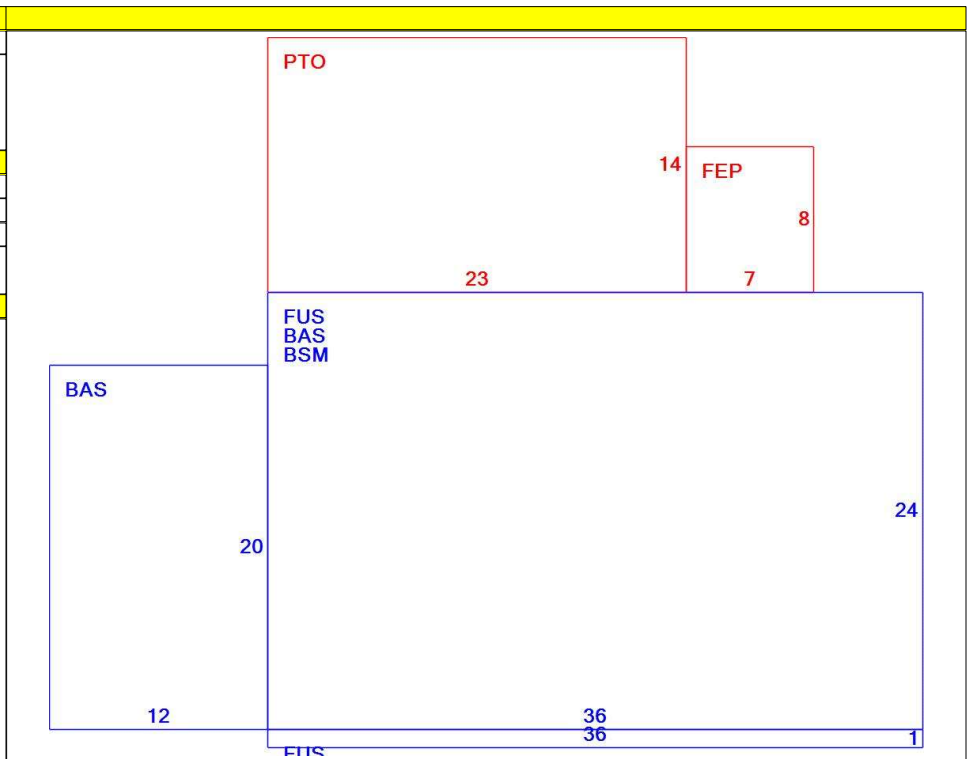
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			326,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			35,800
Appraised Land Value (Bldg)			417,900
Special Land Value			0
Total Appraised Parcel Value			780,300
Valuation Method			C
Total Appraised Parcel Value			780,300

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
										04-12-2013	VGS			20	Field Review
										05-01-2008	BSB			01	Measure - No Entry

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	21,240 SF	14.67	1.00000	5	1.00	0060	1.341	INCLUDES BEALS ROAD - MG	1.0000	19.68	417,900	
Total Card Land Units					0.49	AC	Parcel Total Land Area					0.49	Total Land Value			417,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			455,341
Interior Floor 2			Net Other Adj		17,940
Heat Fuel	02	Oil	Replace Cost		473,281
Heat Type	05	Hot Water	Year Built		1951
AC Type	01	None	Effective Year Built		1990
Bedrooms	5		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		31
Total Rooms	8		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		69
Gas Fireplaces	0		Cns Sect Rcnld		326,600
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	864		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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	204.46	225,728
BSM	Basement	0	864	173	40.94	35,372
FEP	Finished Enclosed Porch	0	56	34	124.14	6,952
FUS	Finished Upper Story	900	900	900	204.46	184,018
PTO	Patio	0	322	16	10.16	3,271
Ttl Gross Liv / Lease Area		2,004	3,246	2,227		455,341

