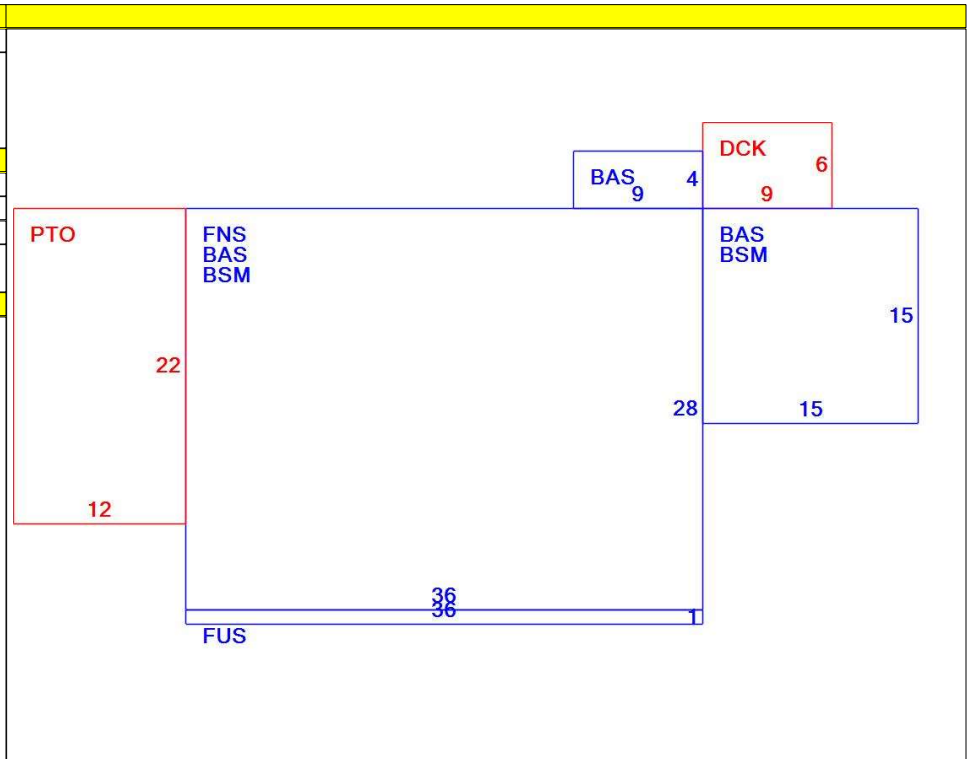


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WILLIAMS GEORGE E 41 INDIAN TRL DUXBURY MA 02332				0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed								
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	230,300	230,300								
						0	Medium			RES LAND	1010	473,500	473,500								
SUPPLEMENTAL DATA										RESIDNTL	1010	1,800	1,800								
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2262 Total Acres 1.0 Chapter Lan GIS ID F_873699_2832590				Cyclical 7 Exemption W District Res Exem Assoc Pid#						Total		705,600	705,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
WILLIAMS GEORGE E		40129	0210	07-18-2011		Q	I			410,000		00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WILBER MARY J		40129	0208	07-18-2011		U	I			100		1F	2023	1010	176,400	2022	1010	161,800	2021	1010	146,400
WILBER RLTY TRUST		17004	0100	12-31-1998		U	I			1		1F		1010	508,200		1010	322,700		1010	311,300
														1010	1,200		1010	1,200		1010	1,200
		Total											Total	685,800	Total	485,700	Total	458,900			
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		Appraised Bldg. Value (Card)				230,300							
0060										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				1,800							
										Appraised Land Value (Bldg)				473,500							
										Special Land Value				0							
										Total Appraised Parcel Value				705,600							
										Valuation Method				C							
										Total Appraised Parcel Value				705,600							
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				
QPO-22-19 11564	08-30-2022 05-02-1990	MN RM	Maintenance Remodel	12,000 7,000	06-25-1991	100 100	08-30-2022	ROOF & REPLACEMENT WIND				04-12-2013 03-10-2011	VGS KP		1	20 00	Field Review 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	0.088	AC 35,000.00	1.00000	5	1.00	0060	1.341					1.0000	1.07	4,100			
Total Card Land Units					1.01	AC	Parcel Total Land Area			1.01					Total Land Value		473,500				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1233	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
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					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	5				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	560				
FBM Quality	02	Low Quality			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1233				

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

COST / MARKET VALUATION	
Net Other Adj	369,221
Replace Cost	27,800
Year Built	397,022
Effective Year Built	1951
Depreciation Code	1979
Remodel Rating	F
Year Remodeled	
Depreciation %	42
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	58
Cns Sect Rcnd	230,300
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	120	21.00	1980	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,269	1,269	1,269	149.06	189,157
BSM	Basement	0	1,233	247	29.86	36,818
DCK	Deck	0	54	5	13.80	745
FNS	Finished 90% Story	907	1,008	907	134.12	135,197
FUS	Finished Upper Story	36	36	36	149.06	5,366
PTO	Patio	0	264	13	7.34	1,938
Ttl Gross Liv / Lease Area		2,212	3,864	2,477		369,221



41 INDIAN TRL

