

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PICARD JOSEPH			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
PICARD LAURA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	472,300	472,300	
64 WADSWORTH RD		SUPPLEMENTAL DATA			RES LAND	1010	428,400	428,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2222 Total Acres .55 Chapter Lan GIS ID F_874004_2832632			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,000	2,000	
						Total		902,700	902,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PICARD JOSEPH		46505 0116	01-19-2016	Q	I	545,000	00	Year	Code	Assessed	Year	Code	Assessed
MCCARTHY MATTHEW		43731 0290	10-18-2013	U	I	405,000	1S	2023	1010	358,400	2022	1010	327,600
SHANAHAN BEVERLEI OLIVERE		39664 0103	02-15-2011	U	I	1	1F		1010	459,300		1010	294,000
SHANAHAN PETER A		22001 0318	04-30-2002	Q	I	343,000	00		1010	1,300		1010	1,300
REED THEODORE H TR		12696 0057	03-01-1994	U	I	0	1F	Total		819,000	Total		622,900
								Total			Total		572,100

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)		472,300	
Appraised Xf (B) Value (Bldg)		0	
Appraised Ob (B) Value (Bldg)		2,000	
Appraised Land Value (Bldg)		428,400	
Special Land Value		0	
Total Appraised Parcel Value		902,700	
Valuation Method		C	
Total Appraised Parcel Value		902,700	

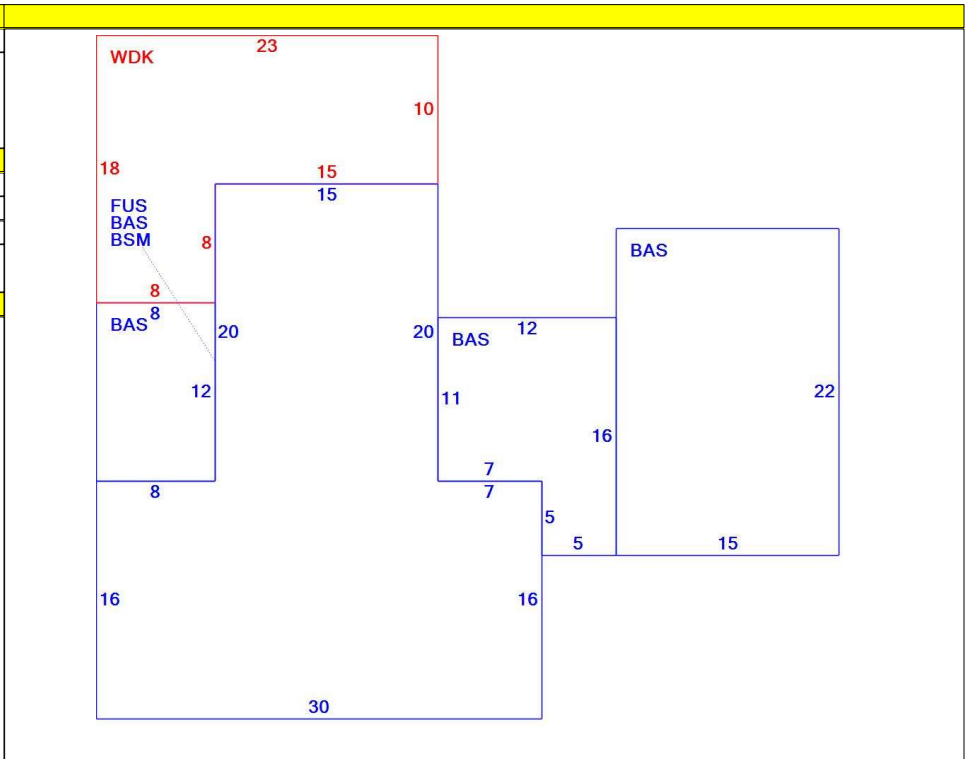
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2016-11	06-01-2016	MS	Miscellaneous	3,800		100		8 X 12 UTILTY BLDG	04-06-2016	SJD	9	1	00	Measure & Listed
2013-289	11-19-2013	RM	Remodel	17,000	04-15-2015	100		MOVE AN ENTRANCE FROM E	04-21-2015	JLF	5	2	00	Measure & Listed
30	03-15-2011	RM	Remodel	9,000		100		GAR TO LIVING SPACE	04-15-2015	JLF	5		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									06-27-2011	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	23,958 SF	13.33	1.00000	5	1.00	0060	1.341		1.0000	17.88	428,400
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value			428,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	780	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
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	09	Pine/Soft Wood			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
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	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	780				

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

COST / MARKET VALUATION		
Net Other Adj	538,645	
Replace Cost	23,635	
Year Built	1951	
Effective Year Built	2005	
Depreciation Code	E	
Remodel Rating		
Year Remodeled		
Depreciation %	16	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	84	
Cns Sect Rcnld	472,300	
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	96	21.00	2016	E	100	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,363	1,363	1,363	231.38	315,366
BSM	Basement	0	780	156	46.28	36,095
FUS	Finished Upper Story	780	780	780	231.38	180,474
WDK	Deck	0	294	29	22.82	6,710
Ttl Gross Liv / Lease Area		2,143	3,217	2,328		538,645

