

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROIG ADELA LOPEZ			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
72 WADSWORTH RD			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	230,500	230,500
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	426,800	426,800	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1188 Total Acres .54 Chapter Lan GIS ID F_873889_2832711			Cyclical 7 Exemption W District Res Exem Assoc Pid#				
						Total		657,300	657,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ROIG ADELA LOPEZ	55888	14	10-22-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed			
TORRUELLA JORGE L	35225	0149	10-26-2007	U	I	100	1A	2023	1010	248,400	2022	1010	216,200			
TORRUELLA JORGE L	17912	0013	09-30-1999	Q	I	250,000	00		1010	457,600	2021	1010	274,600			
								Total		706,000	Total		509,600	Total		491,500

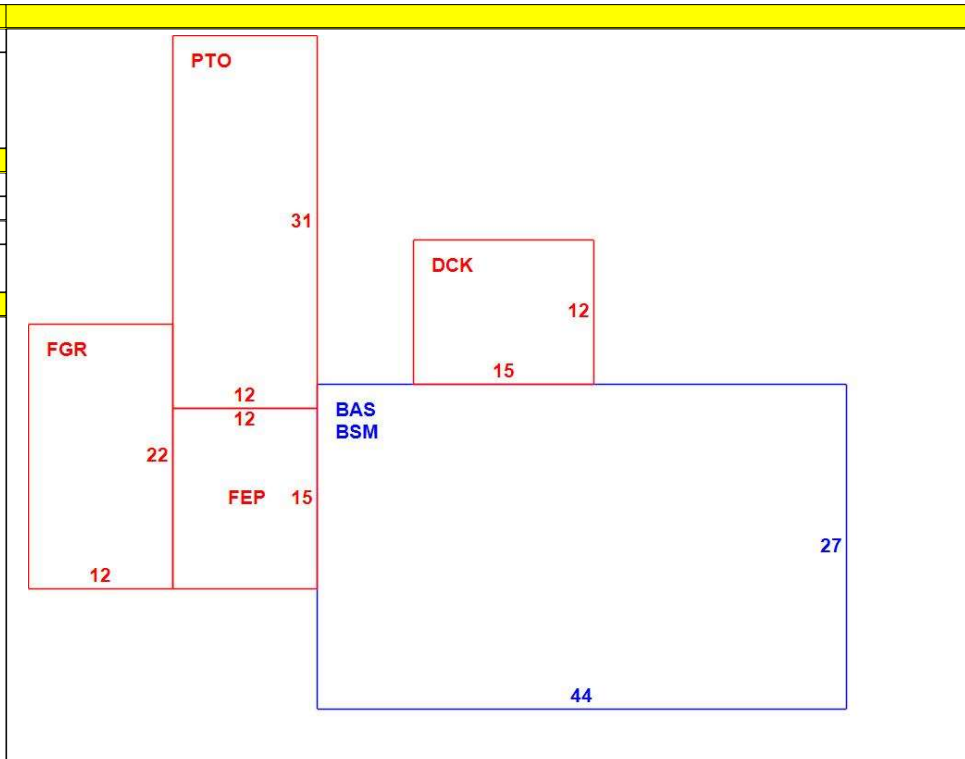
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								APPRAISED VALUE SUMMARY				
								Appraised Bldg. Value (Card) 230,500				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 426,800				
								Special Land Value 0				
								Total Appraised Parcel Value 657,300				
								Valuation Method C				
								Total Appraised Parcel Value 657,300				

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
									09-04-2019	SJT	10		00	Measure & Listed
									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	23,540 SF	13.52	1.00000	5	1.00	0060	1.341		1.0000	18.13	426,800
Total Card Land Units					0.54 AC	Parcel Total Land Area					0.54	Total Land Value			426,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	01	Ranch	Bsmt Area	1188			
Model	01	Residential	Bsmt Type	00			
Grade	05	Ave/Good	Unfin Area	0.00	N/A		
Stories	1						
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	09	Pine/Soft Wood					
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	01	None					
Bedrooms	3						
Full Baths	1						
Half Baths	0						
Extra Fixtures	2						
Total Rooms	6						
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	1188						

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		303,295	
Replace Cost		12,480	
Year Built		315,776	
Effective Year Built		1952	
Depreciation Code		1994	
Remodel Rating		G	
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnld		230,500	
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,188	1,188	1,188	180.86	214,857	
BSM	Basement	0	1,188	238	36.23	43,044	
DCK	Deck	0	180	18	18.09	3,255	
FEP	Finished Enclosed Porch	0	180	108	108.51	19,532	
FGR	Garage	0	264	106	72.62	19,171	
PTO	Patio	0	372	19	9.24	3,436	
Ttl Gross Liv / Lease Area		1,188	3,372	1,677		303,295	

