

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SIBLEY SHERI 86 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	265,900	265,900	
				0 Medium		RES LAND	1010	426,800	426,800	
SUPPLEMENTAL DATA						RESIDNTL	1010	17,600	17,600	
Alt Prcl ID		Cyclical 7								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1764		District								
Total Acres .54		Res Exem								
Chapter Lan										
GIS ID F_873738_2832866		Assoc Pid#								
						Total	710,300	710,300		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WOODGATE NICHOLAS		58063 255	06-30-2023	Q	I	985,000	00	Year	Code	Assessed	Year	Code	Assessed
SIBLEY SHERI		38871 0336	08-20-2010	Q	I	420,215	00	2023	1010	201,300	2022	1010	169,800
HURLEY ROBERT & MARY TRUSTEES		17873 0095	09-17-1999	U	I	1	1A		1010	457,600		1010	293,400
									1010	13,600		1010	13,600
						Total	672,500	Total	476,800	Total	457,700		

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

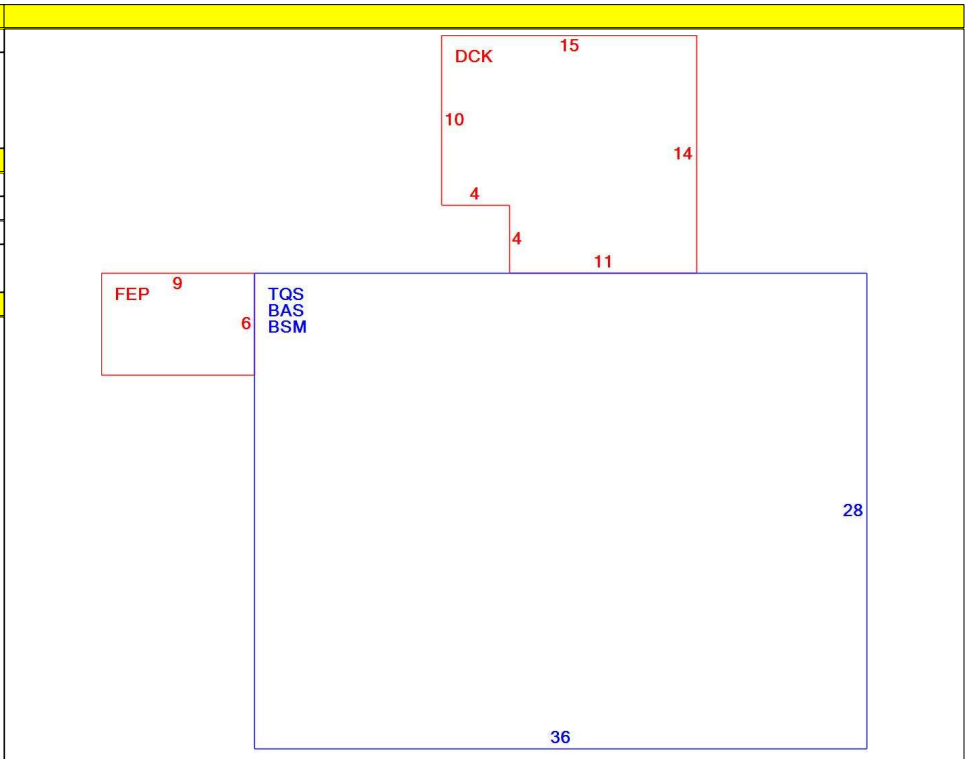
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	265,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,600
Appraised Land Value (Bldg)	426,800
Special Land Value	0
Total Appraised Parcel Value	710,300
Valuation Method	C
Total Appraised Parcel Value	710,300

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
20	02-10-2012	RM	Remodel	12,250		100		4.5X8BM,FIN 700'BSMT	04-12-2013	VGS			20	Field Review
									06-28-2012	KP	5		02	Callback - No Entry
									11-22-2010	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	23,540 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	04	Cape Cod	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type		
Roof Cover	03	Asphalt	Code		
Interior Wall 1	05	Drywall	Description		
Interior Wall 2			Factor%		
Interior Floor 1	12	Hardwood	Condo Flr		
Interior Floor 2			Condo Unit		
Heat Fuel	03	Gas	COST / MARKET VALUATION		
Heat Type	04	Forced Air-Duc	Net Other Adj		354,084
AC Type	03	Central	Replace Cost		31,300
Bedrooms	4		Year Built		385,384
Full Baths	2		Effective Year Built		1951
Half Baths	0		Depreciation Code		1990
Extra Fixtures	1		Remodel Rating		A
Total Rooms	6		Year Remodeled		
Bath Style	02	Average	Depreciation %		31
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	700		Percent Good		69
FBM Quality	05	Living Area	Cns Sect Rcnd		265,900
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1008		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
FGR1	Garage - 1 Sto	L	484	52.00	1985	A	70	C	1.00	17,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	175.55	176,954
BSM	Basement	0	1,008	202	35.18	35,461
DCK	Deck	0	194	19	17.19	3,335
FEP	Finished Enclosed Porch	0	54	32	104.03	5,618
TQS	Three Quarter Story	756	1,008	756	131.66	132,716
Ttl Gross Liv / Lease Area		1,764	3,272	2,017		354,084



86 WADSWORTH RD

