

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
HORNE KAREN L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
92 WADSWORTH RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	298,000	298,000	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	426,800	426,800		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1774 Total Acres .54 Chapter Lan GIS ID F_873663_2832943		Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	1,800	1,800		
							Total	726,600	726,600	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DOYLE ROBERT & KAREN L		58188 167	08-15-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
HORNE KAREN L		33833 0263	12-15-2006	Q	I	480,000	00	2023	1010	224,900	2022	1010	189,200
									1010	457,600		1010	293,400
									1010	1,200		1010	1,200
							Total	683,700	Total	483,800	Total	464,600	

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	298,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,800
Appraised Land Value (Bldg)	426,800
Special Land Value	0
Total Appraised Parcel Value	726,600
Valuation Method	C
Total Appraised Parcel Value	726,600

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-22-32	12-16-2022	MN	Maintenance	1,000		100	12-16-2022	WEATHERIZATION/AIR SEALIN	08-26-2019	SJT	10		00	Measure & Listed
10	02-23-2011	MN	Maintenance	5,700		100		REPLACE 1 WINDOW	04-12-2013	VGS			20	Field Review
21	01-22-2002	MN	Maintenance	3,000		100		STRIP/RE-ROOF	05-01-2008	BSB			01	Measure - No Entry
13866	10-24-1995	AD	Addition	2,400	08-22-1997	100		ENCL PORCH/REMV DK						

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	1000	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	30	HARDI Plank			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			400,968
Interior Floor 2			Net Other Adj		30,964
Heat Fuel	03	Gas	Replace Cost		431,932
Heat Type	04	Forced Air-Duc	Year Built		1951
AC Type	03	Central	Effective Year Built		1990
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		31
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnld		298,000
Sq Ft Fin Bsmt	525		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1000		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	1990	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	1,150	1,150	1,150	203.12	233,593
BSM	Basement	0	1,000	200	40.62	40,625
TQS	Three Quarter Story	624	832	624	152.34	126,750
Ttl Gross Liv / Lease Area		1,774	2,982	1,974		400,968

