

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
OBRIEN STEPHEN JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
OBRIEN CYNTHIA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	613,800	613,800	
114 WADSWORTH RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	426,800	426,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2699 Total Acres .540 Chapter Lan GIS ID F_873438_2833171			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	43,600	43,600	
						Total		1,084,200	1,084,200	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
OBRIEN STEPHEN JR		51523 29	08-19-2019	Q	I	730,000	00	Year	Code	Assessed	Year	Code	Assessed	
OBRIEN JOHN T		40354 0112	09-23-2011	Q	I	606,000	00	2023	1010	460,800	2022	1010	386,100	
MATTERN JOHN E		18783 0313	08-14-2000	Q	I	435,000	00		1010	457,600		1010	293,400	
									1010	27,000		1010	27,000	
						Total		945,400	Total		706,500	Total		673,100

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				

NOTES										
This signature acknowledges a visit by a Data Collector or Assessor										

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										613,800
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										43,600
Appraised Land Value (Bldg)										426,800
Special Land Value										0
Total Appraised Parcel Value										1,084,200
Valuation Method										C
Total Appraised Parcel Value										1,084,200

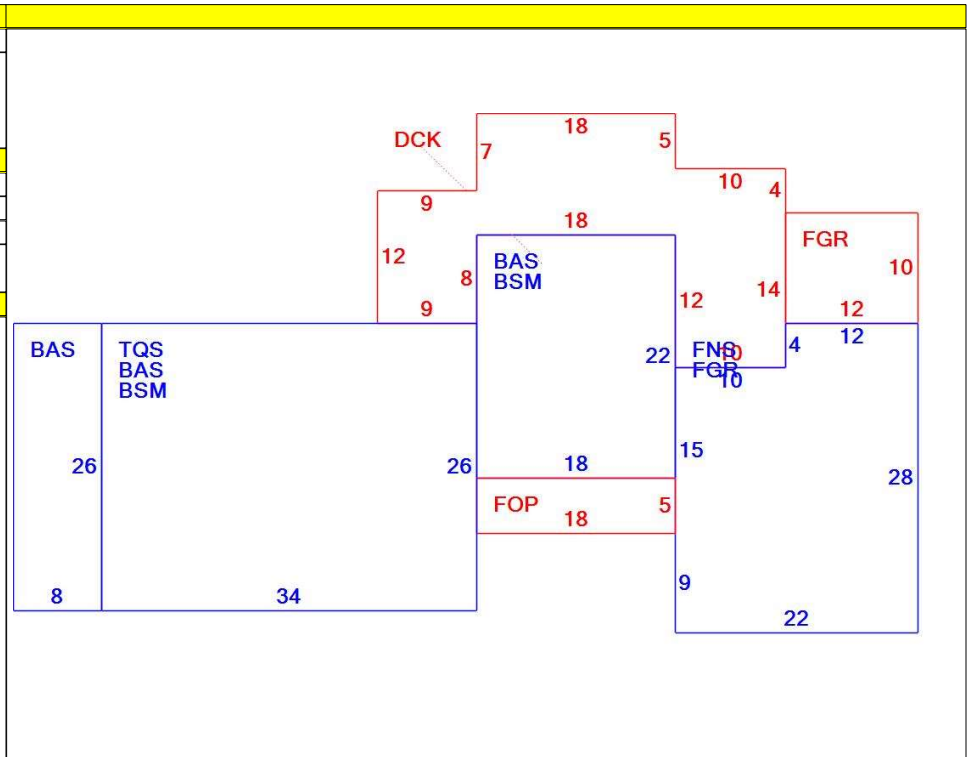
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO023013	05-23-2023	MN	Maintenance	60,000		100	05-23-2023	ROOF & SIDING`		09-03-2020	SJT	5		20	Field Review
BPO-21-95	03-05-2021	MN	Maintenance	4,463		100		Weatherization and insulation.		04-12-2013	VGS			20	Field Review
BP-19-400	12-11-2019	AD		20,000	09-03-2020	100	02-07-2020	ADD BATHROOM/WALK IN CLO		02-20-2013	KP	0	1	00	Measure & Listed
189	11-07-2011	MN	Maintenance	4,500		100		ROOF		07-27-2007	KP		1	09	Total Refusal
226	07-15-2008	AD	Addition	90,000	07-27-2009	100		696'GFIN2NDLEVEL428'							

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	1280	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	424				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1280				

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

COST / MARKET VALUATION	
Net Other Adj	741,669
Replace Cost	45,280
Year Built	786,949
Effective Year Built	1951
Depreciation Code	1999
Remodel Rating	VG
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnd	613,800
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
SPL2	Ing Pool-Good	L	700	89.00	1990	A	70	C	1.00	43,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,488	1,488	1,488	227.09	337,907
BSM	Basement	0	1,280	256	45.42	58,135
DCK	Deck	0	486	49	22.90	11,127
FGR	Garage	0	696	278	90.70	63,130
FNS	Finished 90% Story	518	576	518	204.22	117,632
FOP	Open Porch	0	90	14	35.32	3,179
TQS	Three Quarter Story	663	884	663	170.32	150,559
Ttl Gross Liv / Lease Area		2,669	5,500	3,266		741,669

