

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
DEMING GENEVIEVE A		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
KEENAN KATHLEEN		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	442,000	442,000	
PO BOX 1817				0	Medium			RES LAND	1010	415,500	415,500	
<b>SUPPLEMENTAL DATA</b>												
Alt Prcl ID				Cyclical 7				RESIDNTL	1010	6,600	6,600	905  DUXBURY, MA  <h1 style="margin: 0;">VISION</h1>
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 2362				District								
Total Acres .423				Res Exem								
DUXBURY MA 02331	GIS ID F_873482_2833477				Assoc Pid#				Total 864,100 864,100			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEMING GENEVIEVE A	9881	0016	08-03-1990	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	330,100	2022	1010	274,100	2021	1010	273,700
									1010	445,600		1010	281,300		1010	264,800
									1010	4,400		1010	4,400		1010	4,400
								Total		780,100	Total		559,800	Total		542,900

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											
ASSESSING NEIGHBORHOOD								APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name		B		Tracing		Batch											
0060																		
NOTES																		
Total Appraised Parcel Value										864,100								

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		
2015-273	11-10-2015	MN	Maintenance	5,176		100		STRIP & REROOF		01-27-2014	JLF	0	1	00	Measure & Listed		
20000210	06-02-2000	MN	Maintenance	4,500		100		REROOF		04-12-2013	VGS			20	Field Review		
										12-14-2006	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	20,644	SF	15.01	1.00000	5	1.00	0060	1.341	DEED & PLAN CHECK = 20,64			1.0000	20.13	415,500
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value					415,500

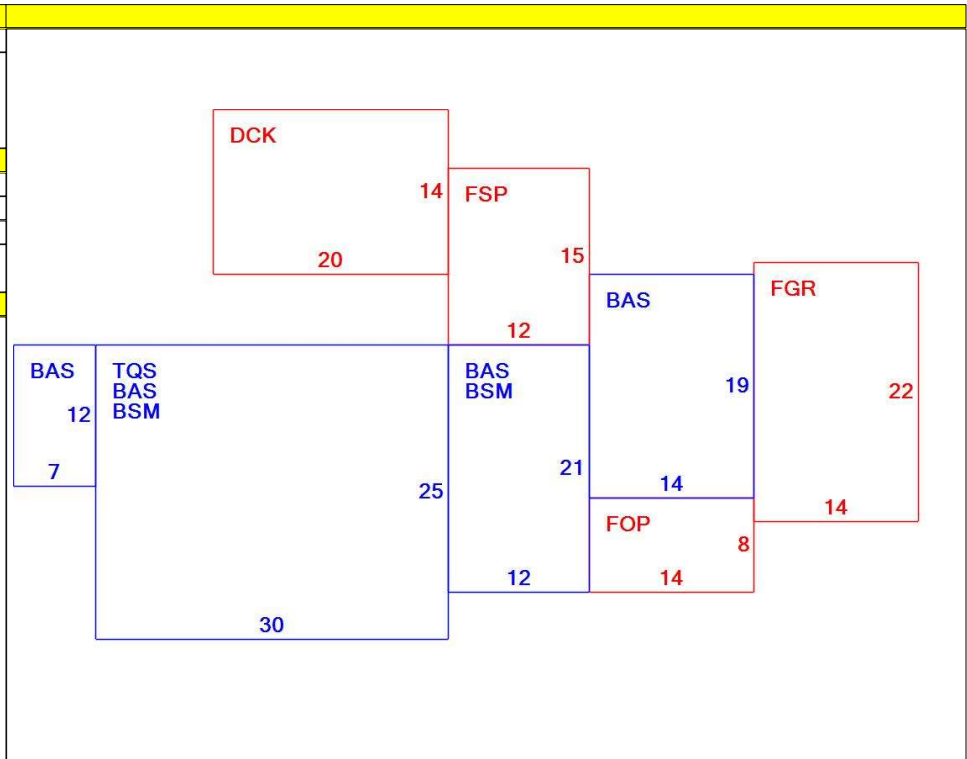
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1002	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		495,858
Heat Type	05	Hot Water	Replace Cost		17,940
AC Type	01	None	Year Built		513,798
Bedrooms	4		Effective Year Built		1950
Full Baths	2		Depreciation Code		1994
Half Baths	0		Remodel Rating		G
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		375,100
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1002		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	448	21.00	1980	A	70	C	1.00	6,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,352	1,352	1,352	213.82	289,090
BSM	Basement	0	1,002	200	42.68	42,765
DCK	Deck	0	280	28	21.38	5,987
FGR	Garage	0	308	123	85.39	26,300
FOP	Open Porch	0	112	17	32.46	3,635
FSP	Screened Porch	0	180	36	42.76	7,698
TQS	Three Quarter Story	563	750	563	160.51	120,383
Ttl Gross Liv / Lease Area		1,915	3,984	2,319		495,858



125 WADSWORTH RD

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
DEMING GENEVIEVE A			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed							
KEENAN KATHLEEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	442,000	442,000							
PO BOX 1817				0 Medium		RES LAND	1010	415,500	415,500							
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	6,600	6,600							
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2362 Total Acres .423 Chapter Lan GIS ID F_873482_2833477			Cyclical 7 Exemption W District Res Exem Assoc Pid#		Total		864,100	864,100						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DEMING GENEVIEVE A		9881 0016	08-03-1990	U	I		1 1	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	330,100	2022	1010	274,100			
									1010	445,600		1010	281,300			
									1010	4,400		1010	4,400			
								Total		780,100	Total		559,800			
								Total			Total		542,900			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									<b>APPRAISED VALUE SUMMARY</b>							
		Total	0.00						Appraised Bldg. Value (Card)			442,000				
									Appraised Xf (B) Value (Bldg)			0				
									Appraised Ob (B) Value (Bldg)			6,600				
									Appraised Land Value (Bldg)			415,500				
									Special Land Value			0				
									Total Appraised Parcel Value			864,100				
									Valuation Method			C				
									Total Appraised Parcel Value			864,100				
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		
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	
2	1010	Single Family			0.000 AC	0.00	1.00000	0	1.00	0060	1.341		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.47	Total Land Value				0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					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			98,345
Interior Floor 2			Net Other Adj		0
Heat Fuel	04	Electric	Replace Cost		98,345
Heat Type	07	Radiant-Elec.	Year Built		1981
AC Type	01	None	Effective Year Built		1994
Bedrooms	0		Depreciation Code		A
Full Baths	0		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	3		Functional Obsol		5
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		68
Gas Fireplaces	0		Cns Sect Rcnld		66,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	BAS
	28
	16

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	448	448	448	219.52	98,345	
Ttl Gross Liv / Lease Area		448	448	448		98,345	



125 WADSWORTH RD

