

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BICKFORD BRETT ALAN SISTO WHITNEY JANE 103 WADSWORTH RD		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	556,500	556,500
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>				RES LAND		1010	417,400	417,400	905 DUXBURY, MA  <b>VISION</b>
		Alt Prcl ID	Cyclical Exemption		7						
		Scnd Home	District								
		Tax Class	Res Exem								
		Tot Fin Area	Assoc Pid#								
		Total Acres									
		Chapter Lan									
		GIS ID									
		F_873711_2833242									
				Total		973,900		973,900			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BICKFORD BRETT ALAN	51945	249	11-14-2019	Q	I	680,000	00	Year	Code	Assessed	Year	Code	Assessed
BERMAN JOSHUA	44434	0333	06-19-2014	Q	I	571,250	00	2023	1010	418,900	2022	1010	351,800
MCHUGH RICHARD L & TIRRELL CAITLI	41705	0068	07-26-2012	Q	I	520,000	00		1010	447,600	2021	1010	289,800
WOOD CHARLES H JR	21918	0205	04-17-2002	Q	I	449,000	00	Total		866,500	Total		641,600
				Total		619,400		Total		619,400	Total		619,400

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				
Total		0.00						Appraised Bldg. Value (Card) 556,500					
								Appraised Xf (B) Value (Bldg) 0					
								Appraised Ob (B) Value (Bldg) 0					
								Appraised Land Value (Bldg) 417,400					
								Special Land Value 0					
								Total Appraised Parcel Value 973,900					
								Valuation Method C					
								Total Appraised Parcel Value 973,900					

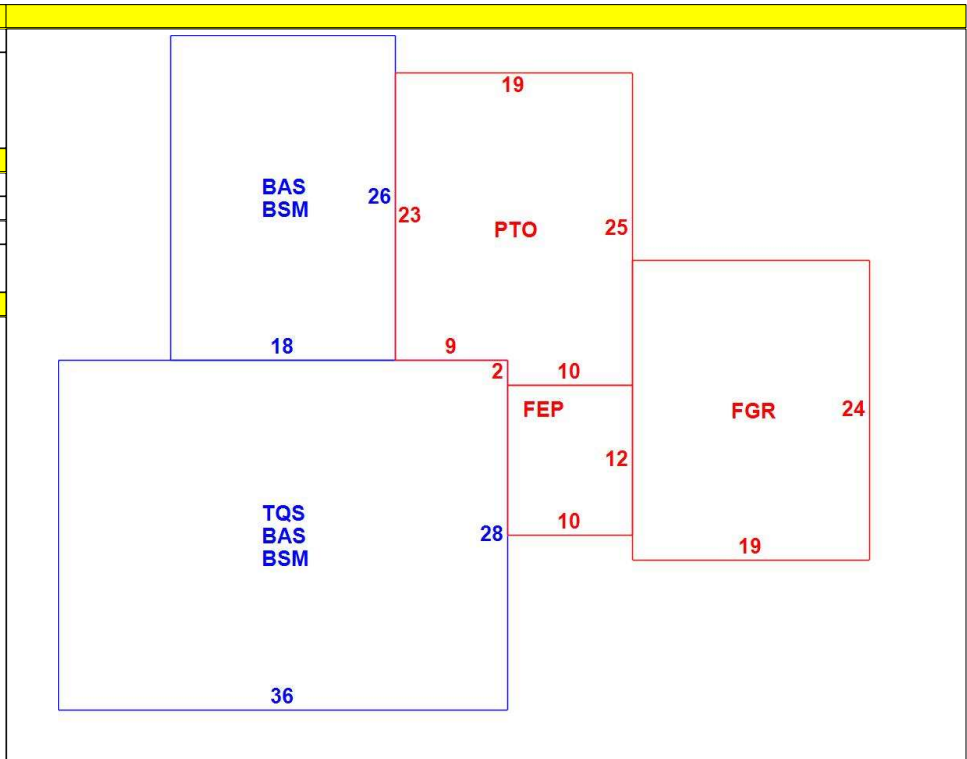
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-13	01-23-2023	MN	Maintenance	7,000		100	01-23-2023	WEATHERIZATION/AIR SEALIN	05-11-2020	SJD	9		20	Field Review
									07-07-2015	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									12-11-2006	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	21,127 SF	14.73	1.00000	5	1.00	0060	1.341		1.0000	19.76	417,400
Total Card Land Units					0.49 AC	Parcel Total Land Area					0.49	Total Land Value			417,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1476	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	525				
FBM Quality	05	Living Area			
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1476				

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

COST / MARKET VALUATION		
Net Other Adj		619,058
Replace Cost		43,391
Year Built		662,450
Effective Year Built		1951
Depreciation Code		2005
Remodel Rating		E
Year Remodeled		
Depreciation %		16
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		84
Cns Sect Rcnld		556,500
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	1,476	1,476	1,476	220.78	325,867
BSM	Basement	0	1,476	295	44.13	65,129
FEP	Finished Enclosed Porch	0	120	72	132.47	15,896
FGR	Garage	0	456	182	88.12	40,181
PTO	Patio	0	457	23	11.11	5,078
TQS	Three Quarter Story	756	1,008	756	165.58	166,907
Ttl Gross Liv / Lease Area		2,232	4,993	2,804		619,058

