

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
OCONNOR KAREN L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
87 WADSWORTH RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	583,200	583,200
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	451,000	451,000
Alt Prcl ID		Cyclical 7			RESIDNTL	1010	51,100	51,100	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2188		District							
Total Acres .76		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_873917_2833004					Total 1,085,300 1,085,300				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
OCONNOR KAREN L	53971	313	12-09-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed				
OCONNOR KAREN L	36695	0189	01-16-2009	U	I	1	1F	2023	1010	434,900	2022	1010	362,500				
METSCHER KAREN L	35078	0096	09-14-2007	U	I	550,000	1		1010	484,500		1010	310,100				
SCHROEDER JAMES E	34081	0188	02-06-2007	Q	I	505,000	00		1010	31,700		1010	31,700				
Total								951,100		Total		704,300		Total		690,500	

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0060					Appraised Bldg. Value (Card)			583,200
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			51,100
					Appraised Land Value (Bldg)			451,000
					Special Land Value			0
					Total Appraised Parcel Value			1,085,300
					Valuation Method			C
					Total Appraised Parcel Value			1,085,300

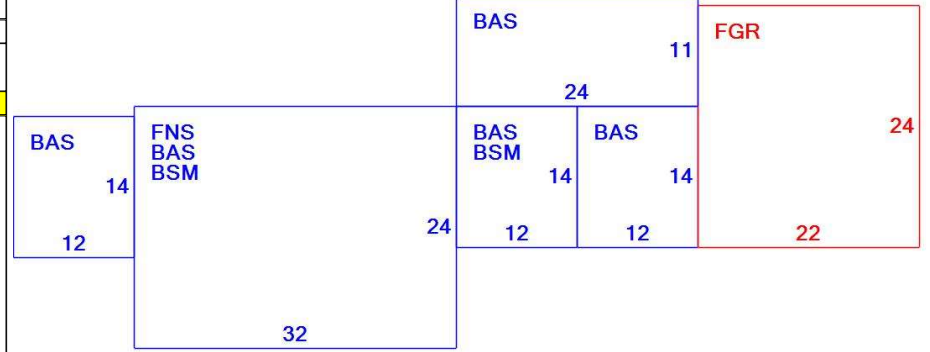
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
322	10-12-2007	MS	Miscellaneous	30,000	05-08-2008	100		GUNITE INGRD POOL/SPA		11-21-2022	SJT	10		13	Property Questionnaire
299	09-24-2007	AD	Addition	58,000	05-08-2008	100		12X14;&9.3X24.3' AD		04-12-2013	VGS			20	Field Review
										05-08-2008	K-B		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	33,000	SF	10.19	1.00000	5	1.00	0060	1.341		1.0000	13.67	451,000
Total Card Land Units					0.76	AC	Parcel Total Land Area					0.76	Total Land Value			451,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	00	
Grade	07	Very Good	Unfin Area	0.00	N/A
Stories	1.85				
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	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	936				

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

COST / MARKET VALUATION	
Net Other Adj	667,381
Replace Cost	26,880
Year Built	1951
Effective Year Built	2005
Depreciation Code	E
Remodel Rating	
Year Remodeled	
Depreciation %	16
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	84
Cns Sect Rcnld	583,200
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	780	89.00	2007	A	70	C	1.00	48,600
PTO	Patio	L	196	15.00	2007	G	85	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,536	1,536	1,536	254.24	390,513
BSM	Basement	0	936	187	50.79	47,543
FGR	Garage	0	528	211	101.60	53,645
FNS	Finished 90% Story	691	768	691	228.75	175,680
Ttl Gross Liv / Lease Area		2,227	3,768	2,625		667,381

