

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BICKNELL WENDY G TT WGB REALTY TRUST 61 TUSOCK BROOK RD  DUXBURY MA 02332			0 Water	0 Two-Way	0 Average	Description RESIDNTL	Code 1020	Appraised 661,300	Assessed 661,300	905  DUXBURY, MA  <b>VISION</b>	
			0 No Sewer	0 Paved	0 Average						
		<b>SUPPLEMENTAL DATA</b>									
		Alt Prcl ID 082/160.0-0272-0025.	Cyclical Exemption W	6							
		Scnd Hom	Tot Fin Are 2583	Total Acres 0	Chapter La						
		GIS ID F_867594_2829378	Assoc Pid#					Total		661,300	661,300

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
BICKNELL WENDY G TT		40443	0097	10-14-2011	Q	I	522,500	00	Year	Code	Assessed	Year	Code	Assessed	
ZARTMAN CAROLE MH		17510	0154	05-28-1999	Q	I	350,000	00	2023	1020	562,800	2022	1020	477,500	
KENNEDY EUGENIE H		13446	0235	02-28-1995	Q	I	210,000	00	Total		562,800	Total		477,500	
		Total								562,800	Total		477,500	Total	477,500

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)	661,300					
											Appraised Xf (B) Value (Bldg)	0					
											Appraised Ob (B) Value (Bldg)	0					
											Appraised Land Value (Bldg)	0					
											Special Land Value	0					
											Total Appraised Parcel Value	661,300					
											Valuation Method	C					
											Total Appraised Parcel Value	661,300					

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
QPO-21-90	04-29-2021	MN	Maintenance	2,264		100	05-18-2021	Replace 1 sliding patio door.	11-03-2020	SJT	10		20	Field Review
2015-193	08-20-2015	MN	Maintenance	3,732		100		REPLACE 1 PATIO DOOR	07-02-2013	SJD	3		30	Quality Control
109	03-27-2002	RM	Remodel	15,000	04-19-2003	100		FINISH 24x24 SEC/BSM	04-19-2003	KP		1	00	Measure & Listed
13009	11-10-1993	NC	New Construct		11-30-1995	100		2STY DUPLEX TWNHS						

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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value			0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	3	Patio
Grade	07	Very Good	Amenity 3	4	WO Bsmt
Stories	2		<b>CONDO DATA</b>		
Occupancy			Parcel Id	8004	C 8004
Interior Wall 1	05	Drywall	Ownr	16	
Interior Wall 2			Bay Farm Tus Brk 94	B 1	S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TC	2 Bedroom TC
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc	Factor%		110
AC Type	03	Central	<b>COST / MARKET VALUATION</b>		
CNS Bedrooms	2		Net Other Adj		706,386
Full Baths	2		Replace Cost		36,619
Half Baths	1		Year Built		1994
Extra Fixtures	0		Effective Year Built		2010
Total Rooms	5		Depreciation Code		E
Bath Style	02	Average	Remodel Rating		
Kitchen Style	02	Average	Year Remodeled		
Kitchen Type	4	Full Eat-In	Depreciation %		11
Kitchen Func	2		Functional Obsol		
Parking Class	3	Deeded	External Obsol		
SF Basement	945		Trend Factor		1.000
Bsmt Garage	0		Condition		
Fireplaces	1		Condition %		
Part Bedroom	1		Percent Good		89
FBM Quality	05	Living Area	Cns Sect Rcnd		661,300
SF Fin Bsmt	525		Dep % Ovr		
Extra Openings	0		Dep Ovr Comment		
Gas Fireplace	0		Misc Imp Ovr		
Parking			Misc Imp Ovr Comment		
AMENITY 1	2	Deck	Cost to Cure Ovr		
Amenity 2	3	Patio	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	644	644	644	341.74	220,083
BSM	Basement	0	945	189	68.35	64,590
FGR	Garage	0	550	220	136.70	75,184
FUS	Finished Upper Story	994	994	994	341.74	339,694
WDK	Deck	0	196	20	34.87	6,835
Ttl Gross Liv / Lease Area		1,638	3,329	2,067		706,386

FUS (994 sf)
BAS (644 sf)
BSM (945 sf)
FGR (550 sf)
WDK (196 sf)

