

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WENHAM LAURIE L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
33 BAY FARM RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	448,900	448,900
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RESIDNTL	1020	10,200	10,200
Alt Prcl ID 082/160.0-0272-0033.		Cyclical Exemption W District Res Exem			6		Total		459,100
GIS ID F_867415_2829683		Assoc Pid#					Total		459,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WENHAM LAURIE L	43921	0266	12-16-2013	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
WENHAM MARK L	31037	0033	07-29-2005	U	I	342,000	1	2023	1020	400,000	2022	1020	358,000
WHITE CHERYL A	26187	0183	08-14-2003	Q	I	320,000	00		1020	7,800	2021	1020	7,800
QUINN MATTHEW	15433	0095	08-27-1997	Q	I	170,000	00	Total		407,800	Total		365,800
SCANLAN WILLIAM J REVEREND	13980	0223	11-24-1995	U	I	1	1F	Total		362,900	Total		362,900

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
Total			0.00			

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	448,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,200
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	459,100
Valuation Method	C
Total Appraised Parcel Value	459,100

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES									

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
									11-03-2020	SJT	10		20	Field Review
									06-19-2013	SJD	3		30	Quality Control
									07-01-1996	BB			70	Prior Inspection

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	
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	3	Patio	
Model	05	Res Condo		Amenity 2			
Grade	06	Good		Amenity 3			
Stories	2			CONDO DATA			
Occupancy				Parcel Id	8002	C	8002
Interior Wall 1	05	Drywall			Bay Farm Garden	B	1
Interior Wall 2						S	1
Interior Floor 1	12	Hardwood		Adjust Type	Code	Description	Factor%
Interior Floor 2				Condo Flr	B2TC	2 Bedroom TC	118
Heat Fuel	03	Gas		Condo Unit	1A	1A	100
Heat Type	04	Forced Air-Duc		COST / MARKET VALUATION			
AC Type	03	Central					
CNS Bedrooms	2					512,655	
Full Baths	2			Net Other Adj		15,400	
Half Baths	1			Replace Cost		528,070	
Extra Fixtures	1			Year Built		1990	
Total Rooms	4			Effective Year Built		2006	
Bath Style	02	Average		Depreciation Code		G	
Kitchen Style	02	Average		Remodel Rating			
Kitchen Type	4	Full Eat-In		Year Remodeled			
Kitchen Func	4			Depreciation %		15	
Parking Class	3	Deeded		Functional Obsol			
SF Basement	0			External Obsol			
Bsmt Garage	0			Trend Factor		1.000	
Fireplaces	1			Condition			
Part Bedroom	0			Condition %			
FBM Quality				Percent Good		85	
SF Fin Bsmt	0			Cns Sect Rcnd		448,900	
Extra Openings	0			Dep % Ovr			
Gas Fireplace	0			Dep Ovr Comment			
Parking				Misc Imp Ovr			
AMENITY 1	3	Patio		Misc Imp Ovr Comment			
Amenity 2				Cost to Cure Ovr			
				Cost to Cure Ovr Comment			

FUS
(651 sf)

BAS
(637 sf)

PTO
(180 sf)

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
FGR1	Garage - 1 Sto	L	268	52.00	1988	A	70	C	1.00	9,800
SHD1	Shed	L	30	21.00	1988	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	637	637	637	395.26	251,782
FUS	Finished Upper Story	651	651	651	395.26	257,316
PTO	Patio	0	180	9	19.76	3,557
Ttl Gross Liv / Lease Area		1,288	1,468	1,297		512,655

