

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WYSK STANLEY			0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	
WYSK SUSAN C			0	No Sewer	0	Paved	0	Average	RESIDNTL	1020	957,200	957,200	
100 HUMPHREYS LN #100-10			<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332			Alt Prcl ID 082/160.0-0272-0107.		Cyclical Exemption W		6						
			Scnd Hom		District Res Exem								
			Tax Class T		Assoc Pid#								
			Tot Fin Are 2680										
			Total Acres										
			Chapter La										
			GIS ID F_867115_2829764										
										Total		957,200	957,200

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
WYSK STANLEY							52351	210	02-14-2020	Q	I	790,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	
SEELEY DAVID W & JANET N TT							45430	0167	04-14-2015	U	I	100	1A	2023	1020	888,400	2022	1020	758,900	2021	1020	829,000	
SEELEY DAVID W							41429	0347	05-29-2012	Q	I	750,000	00										
BRODIE THEODORE H & ROBIN G							22371	0098	07-02-2002	U	I	585,900	1										
WALSH JOHN A TRUSTEE							12279	0056	10-08-1993	U	I	1	1B										
										Total		888,400	Total		758,900	Total		829,000					

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								
0001						Appraised Bldg. Value (Card)						925,900
						Appraised Xf (B) Value (Bldg)						31,300
						Appraised Ob (B) Value (Bldg)						0
						Appraised Land Value (Bldg)						0
						Special Land Value						0
						Total Appraised Parcel Value						957,200
						Valuation Method						C
						Total Appraised Parcel Value						957,200

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
20010017	07-10-2001	NC	New Construct	8,000	01-03-2002	100		FOUNDATION		04-22-2021	SJD	9	1	00	Measure & Listed
20010113	04-09-2001	NC	New Construct	160,000	01-01-2003	100		ONE UNIT		05-06-2020	SJD	9		20	Field Review
										06-29-2013	SJD	3		30	Quality Control
										07-01-2011	KP		6	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	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	4	WO Bsmt
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3	2	Deck
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8008	C 8008
Interior Wall 2					Owne
Interior Floor 1	12	Hardwood		Humphreys	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2TC	2 Bedroom TC
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2		<b>COST / MARKET VALUATION</b>		
Full Baths	3		Net Other Adj		955,914
Half Baths	1		Replace Cost		72,800
Extra Fixtures	1		Year Built		1,028,743
Total Rooms	8		Effective Year Built		2001
Bath Style	02	Average	Depreciation Code		2011
Kitchen Style	03	Modern	Remodel Rating		VG
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	4		Depreciation %		10
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1500		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	05	Living Area	Percent Good		90
SF Fin Bsmt	1404		Cns Sect Rcnd		925,900
Extra Openings	1		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (882 sf)
BAS (1,798 sf)
BSM (1,500 sf)
FGR (537 sf)
WDK (508 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
ELV-H	Elevator	B	1	34800.00	2011	A	90	C	0.00	31,300

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,798	1,798	1,798	294.49	529,493
BSM	Basement	0	1,500	300	58.90	88,347
FGR	Garage	0	537	215	117.91	63,315
FUS	Finished Upper Story	882	882	882	294.49	259,740
WDK	Deck	0	508	51	29.56	15,019
Ttl Gross Liv / Lease Area		2,680	5,225	3,246		955,914

