

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WANNER JOSEPH J			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
ANDERSON-WANNER LAURIE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	627,500	627,500
53 BAY FARM RD				0 Light		RESIDNTL	1020	16,800	16,800
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>							
		Alt Prcl ID 082/160.0-0272-0131.	Cyclical Exemption W		6				
		Scnd Hom NEW FY 2025	District Res Exem						
		Tax Class T	Assoc Pid#						
		Tot Fin Are 1695							
		Total Acres 0							
		Chapter La							
		GIS ID F_867709_2830240							
						Total		644,300	644,300

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SAVARD GERARD		57853 300	04-25-2023	U	I	476,500	1	Year	Code	Assessed	Year	Code	Assessed
WANNER JOSEPH J		20095 0160	06-28-2001	Q	I	380,000	00	2023	1020	527,700	2022	1020	449,400
									1020	12,900		1020	12,900
								Total		540,600	Total		462,300
											Total		406,600

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	627,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	16,800
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	644,300
Valuation Method	C
Total Appraised Parcel Value	644,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
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
QPO-23-17	06-20-2023	MN	Maintenance	11,000		100		Replace 9 windows		07-11-2019	SJT	5		01	Measure - No Entry
BP-19-180	05-29-2019	MN		14,640	07-10-2019	100		1 PATIO SLIDING DOOR AND		06-29-2013	SJD	3		30	Quality Control
										06-06-1997	KP		7	01	Measure - No Entry

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		
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			<b>CONDO DATA</b>		
Interior Wall 1	05	Drywall	Parcel Id	8007	C 8007
Interior Wall 2					Own
Interior Floor 1	12	Hardwood		Bay Farm Gr TH	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	00	None	Condo Flr	B2TC	2 Bedroom TC
Heat Type	05	Hot Water	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2		<b>COST / MARKET VALUATION</b>		
Full Baths	3		Net Other Adj		674,083
Half Baths	1		Replace Cost		47,145
Extra Fixtures	0		Year Built		721,243
Total Rooms	5		Effective Year Built		1996
Bath Style	02	Average	Depreciation Code		2008
Kitchen Style	02	Average	Remodel Rating		G
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	1		Depreciation %		13
Parking Class	3	Deeded	Functional Obsol		
SF Basement	795		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality	05	Living Area	Percent Good		87
SF Fin Bsmt	727		Cns Sect Rcnld		627,500
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	2	Deck	Misc Imp Ovr Comment		
Amenity 2			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
FGR1	Garage - 1 Sto	L	461	52.00	1996	A	70	C	1.00	16,800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	863	863	863	360.47	311,087	
BSM	Basement	0	795	159	72.09	57,315	
FUS	Finished Upper Story	832	832	832	360.47	299,913	
TDK	Trex Deck	0	160	16	36.05	5,768	
Ttl Gross Liv / Lease Area		1,695	2,650	1,870		674,083	

<p><b>FUS</b> (832 sf)</p>
<p><b>BAS</b> (863 sf)</p>
<p><b>BSM</b> (795 sf)</p>
<p><b>TDK</b> (160 sf)</p>

