

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VICKERS ANN M TT			0 Water	0 Cul-De-Sac	0 Excellent	Description	Code	Appraised	Assessed	905 DUXBURY, MA
ANN VICKERS TRUST			0 Septic	0 Paved	0 Average	RESIDNTL	1010	755,900	755,900	
66 SEABURY POINT RD		SUPPLEMENTAL DATA			RES LAND	1010	2,902,000	2,902,000		
DUXBURY MA 02332		Alt Prcl ID	Cyclical	7	RESIDNTL	1010	54,100	54,100		
		Scnd Home	Exemption	W						
		Tax Class	T	W						
		Tot Fin Area	2995	District						
		Total Acres	1.548	Res Exem						
		Chapter Lan								
		GIS ID	F_872734_2829685	Assoc Pid#						
						Total	3,712,000	3,712,000		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VICKERS ANN M TT	49169	0017	11-13-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
VICKERS ANN M	48895	0078	09-06-2017	U	I	100	1A	2023	1010	572,700	2022	1010	470,800
KIRBY RANDY B	40442	0274	10-14-2011	Q	I	1,300,000	00		1010	2,357,500	2021	1010	2,179,500
WGB REALTY TRUST	19903	0159	05-29-2001	U	I	100	1F		1010	32,500		1010	32,500
BICKNELL WENDY	18960	0109	10-11-2000	U	I	100	1	Total	2,962,700	Total	2,682,800	Total	2,106,100

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				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			755,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			54,100
Appraised Land Value (Bldg)			2,902,000
Special Land Value			0
Total Appraised Parcel Value			3,712,000
Valuation Method			C
Total Appraised Parcel Value			3,712,000

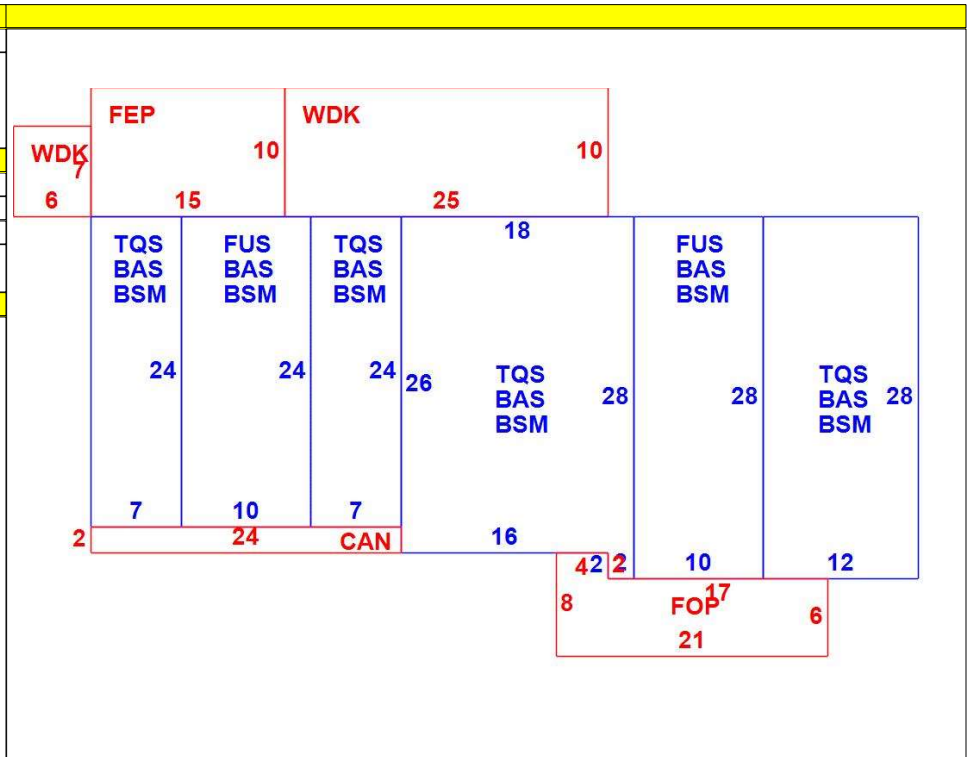
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-25	10-18-2021	MN	Maintenance	49,091		100	11-15-2021	Sidewall	07-26-2022	SJD	6	1	07	Measure - Info @ Door
BPO-20-30	09-01-2020	NC	New Construct	200,000	07-26-2022	100		Construct a 20.5x6 front entry wit	03-09-2021	SJT	5		20	Field Review
2014-238	08-08-2014	MS	Miscellaneous	24,498		100		INSTALL SOLAR POWER SYST	10-26-2020	SJT	5		20	Field Review
2014-117	07-01-2014	MN	Maintenance	12,000		100		STRIP & REROOF	02-08-2019	SJD	0	1	06	Inspection Only
13826	09-20-1995	NC	New Construct	7,000		100		4' A DORMERS & 10'6"	03-04-2014	SJD	0	1	00	Measure & Listed
13252	06-15-1994	NC	New Construct	10,000	09-22-1995	100		10X25 OPEN DK	04-12-2013	VGS			20	Field Review
12016	08-28-1991	MN	Maintenance	7,000	09-22-1995	100		STRIP/RESHINGLE ROOF	04-25-2011	K-B			07	Measure - Info @ Door

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	40,000	SF	8.75	1.00000	5	1.00	0080	1.503	KINGSTON BAY FRONT	W550	5.5000	72.34	2,893,600
1	1010	Single Family	WP	Residual	0.131	AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	6,900
1	1010	Single Family	WP	Undevelop	0.500	AC	2,000.00	1.00000	0	1.00	0080	1.503	MARSH		1.0000	0.07	1,500
Total Card Land Units					1.55	AC	Parcel Total Land Area					1.55	Total Land Value				2,902,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1664	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.8				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			911,113
Interior Floor 2			Net Other Adj		83,475
Heat Fuel	03	Gas	Replace Cost		994,588
Heat Type	05	Hot Water	Year Built		1972
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	2		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		755,900
Sq Ft Fin Bsmt	1088		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1664		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
TEN	Tennis Court	L	1	48500.00	1985	A	70	C	1.00	34,000
SHD1	Shed	L	160	21.00	1980	A	70	C	1.00	2,400
PTO	Patio	L	300	15.00	1985	A	70	C	1.00	3,200
DCK1	Residential	L	358	58.00	2000	A	70	C	1.00	14,500
SLR	Solar Panels	L	19	1050.00	2014	A	70	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,664	1,664	1,664	258.91	430,830
BSM	Basement	0	1,664	333	51.81	86,218
CAN	Canopy	0	48	5	26.97	1,295
FEP	Finished Enclosed Porch	0	150	90	155.35	23,302
FOP	Open Porch	0	134	20	38.64	5,178
FUS	Finished Upper Story	520	520	520	258.91	134,635
TQS	Three Quarter Story	858	1,144	858	194.18	222,147
WDK	Deck	0	292	29	25.71	7,508
Ttl Gross Liv / Lease Area		3,042	5,616	3,519		911,113



07/26/2022