

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WEBSTER ROBERT E & WEBSTER C WEBSTER FAMILY REVOCABLE TRU BOX 1958 DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	315,800	315,800
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	491,500	491,500
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1909 Total Acres .25 Chapter Lan GIS ID F_871653_2830996		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	3,700	3,700
						Total				811,000	811,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WEBSTER ROBERT E & WEBSTER CLE		52126 37	12-20-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
WEBSTER ROBERT E &		6212 0157	07-23-1985	U	I	48,000	1A	2023	1010	239,500	2022	1010	212,700
									1010	383,700		1010	338,000
									1010	2,500		1010	2,500
								Total		625,700	Total		553,200
											Total		454,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES									
A 2% functional adjustment was made to the first floor 13'x13' room since it did not have heat.									

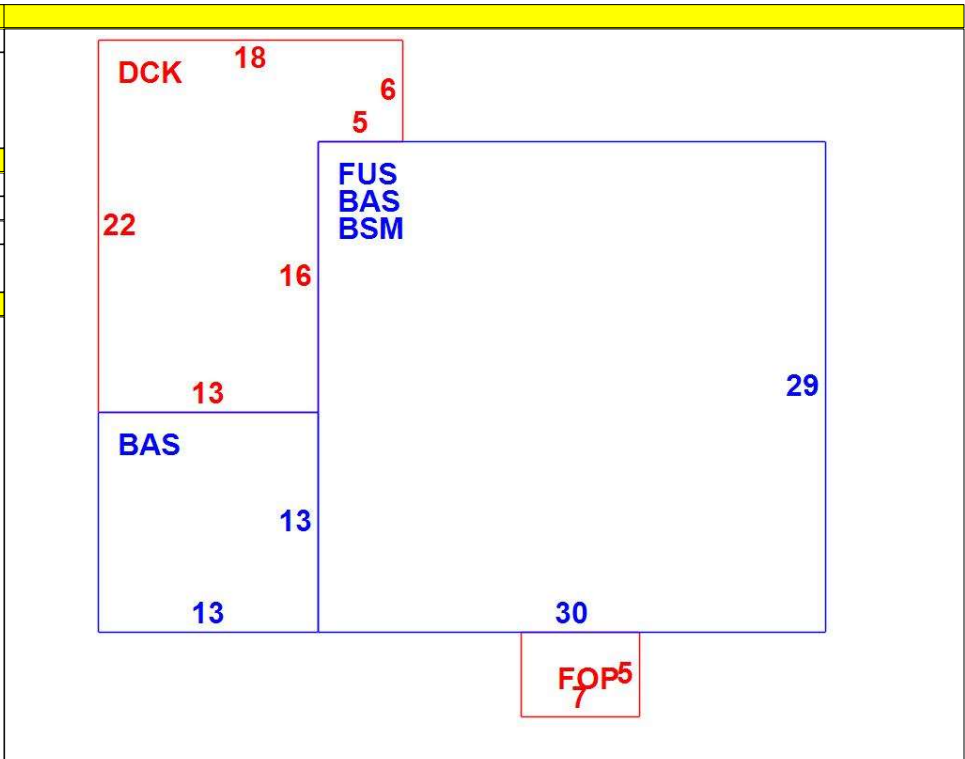
APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									315,800
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									3,700
Appraised Land Value (Bldg)									491,500
Special Land Value									0
Total Appraised Parcel Value									811,000
Valuation Method									C
Total Appraised Parcel Value									811,000

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
20000311	08-09-2000	AD	Addition	4,000	07-19-2001	100		12' X 22' DECK		12-23-2019	SJT	10		00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										03-26-2008	BSB		1	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	1010	Single Family	RC	Primary	10,890	SF	24.80	1.00000	5	1.00	0040	1.820		1.0000	45.13	491,500
Total Card Land Units					0.25	AC	Parcel Total Land Area					0.25	Total Land Value			491,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	870	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2	14	Wood Shingle			S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	04	Plywood Panel	COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		426,849
Interior Floor 2	14	Carpet	Replace Cost		17,940
Heat Fuel	03	Gas	Year Built		444,789
Heat Type	05	Hot Water	Effective Year Built		1965
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		315,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	870		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
SHD1	Shed	L	63	21.00	1965	A	70	C	1.00	900
SHD1	Shed	L	80	21.00	2019	A	70	C	1.00	1,200
PTO	Patio	L	156	15.00	2019	A	70	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,039	1,039	1,039	201.34	209,196
BSM	Basement	0	870	174	40.27	35,034
DCK	Deck	0	316	32	20.39	6,443
FOP	Open Porch	0	35	5	28.76	1,007
FUS	Finished Upper Story	870	870	870	201.34	175,169
Ttl Gross Liv / Lease Area		1,909	3,130	2,120		426,849

