

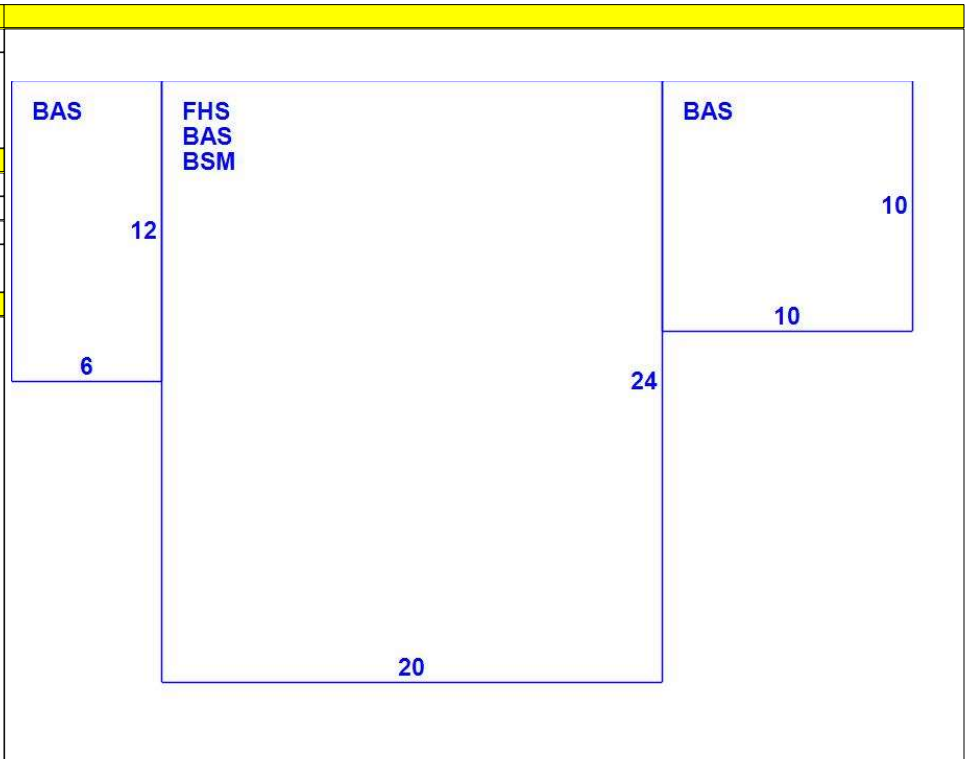
| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | | | | | | | |
|--|------------|--------------------------|------------------|-------------------|-------------|-------------|------------------------|---|--------|----------------------|------------|---------------------------------|------------------|--------------------------------|---------|--------------------|------------|-------------------------|---------|------------|
| WELLS HELENE S TT HELENE S WELLS DECLARATION OF 2 S 436 ARROWHEAD DR | | 0 | Water | 0 | Subdivision | 0 | Average | Description RESIDENTL RES LAND | | Code 1010 1010 | | Appraised 165,800 433,000 | | Assessed 165,800 433,000 | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | | | | | | | | | | | | | |
| WHEATON IL 60187 | | SUPPLEMENTAL DATA | | | | | | Cyclical Exemption 7 W District Res Exem | | Total | | 598,800 | | 598,800 | | | | | | |
| | | Alt Prcl ID | Scnd Home 500507 | | Tax Class T | | Total Acres .15 | | | | | | | | | Chapter Lan | | GIS ID F_871988_2830755 | | Assoc Pid# |
| RECORD OF OWNERSHIP | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| WELLS HELENE S TT | | 36560 | 0343 | 11-25-2008 | | U | I | 10 | | 1A | Year | Code | Assessed | Year | Code | Assessed | | | | |
| ARTHUR F WELLS DEC OF TRUST | | 19355 | 0345 | 02-09-2001 | | U | I | 10 | | 1F | 2023 | 1010 | 109,000 | 2022 | 1010 | 91,800 | | | | |
| WELLS ARTHUR F | | 14774 | 0141 | 11-08-1996 | | U | I | 10 | | 1F | | 1010 | 322,700 | | 1010 | 284,600 | | | | |
| WELLS ARTHUR F TRS | | 13610 | 0161 | 06-01-1995 | | U | I | 1 | | 1F | | | | | | | | | | |
| WELLS ARTHUR F | | 13025 | 0256 | 07-19-1994 | | U | V | 1 | | 1F | | | | | | | | | | |
| | | Total | | | | | | | | | 431,700 | | Total | | 376,400 | | Total | | 325,000 | |
| 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 | | | | | | | | | | | | |
| 0040 | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | Appraised Bldg. Value (Card) | | | | | 165,800 | | | |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | | 0 | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | | 0 | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | | | | 433,000 | | | |
| | | | | | | | | | | | | Special Land Value | | | | | 0 | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | | 598,800 | | | |
| | | | | | | | | | | | | Valuation Method | | | | | C | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | | 598,800 | | | |
| 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 | | | | |
| QP-19-208 | 09-05-2019 | MN | Maintenance | 8,320 | | 100 | | REROOF | | | 08-09-2023 | SJD | 6 | | 20 | Field Review | | | | |
| | | | | | | | | | | | 10-30-2019 | SJT | 10 | | 01 | Measure - No Entry | | | | |
| | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | |
| | | | | | | | | | | | 04-26-2008 | BSB | | | 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 | 1010 | Single Family | RC | Primary | 6,534 SF | 36.41 | 1.00000 | 5 | 1.00 | 0040 | 1.820 | | | 1.0000 | | 66.27 | 433,000 | | | |
| Total Card Land Units | | | | | 0.15 | AC | Parcel Total Land Area | | | | | 0.15 | Total Land Value | | | | 433,000 | | | |

VISION

905

DUXBURY, MA

| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|----------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 04 | Cape Cod | Bsmt Area | 480 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 04 | Above Ave | Unfin Area | 0.00 | Full |
| Stories | 1.5 | | | | |
| 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 | | Factor% |
| Interior Wall 1 | 05 | Drywall | Condo Unit | | |
| Interior Wall 2 | | | COST / MARKET VALUATION | | |
| Interior Floor 1 | 12 | Hardwood | | | 218,605 |
| Interior Floor 2 | | | Net Other Adj | | 18,228 |
| Heat Fuel | 03 | Gas | Replace Cost | | 236,832 |
| Heat Type | 04 | Forced Air-Duc | Year Built | | 1955 |
| AC Type | 01 | None | Effective Year Built | | 1991 |
| Bedrooms | 3 | | Depreciation Code | | A |
| Full Baths | 1 | | Remodel Rating | | |
| Half Baths | 1 | | Year Remodeled | | |
| Extra Fixtures | 1 | | Depreciation % | | 30 |
| Total Rooms | 6 | | Functional Obsol | | |
| Bath Style | 02 | Average | External Obsol | | |
| Kitchen Style | 02 | Average | Trend Factor | | 1.000 |
| Extra Kitchens | 0 | | Condition | | |
| Fireplaces | 0 | | Condition % | | |
| Extra Openings | 0 | | Percent Good | | 70 |
| Gas Fireplaces | 0 | | Cns Sect Rcnd | | 165,800 |
| Sq Ft Fin Bsmt | 302 | | Dep % Ovr | | |
| FBM Quality | 03 | Average | Dep Ovr Comment | | |
| Foundation | 05 | Conc Block | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 480 | | 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 |
| | | | | | | | | | | |

| BUILDING SUB-AREA SUMMARY SECTION | | | | | | | |
|-----------------------------------|---------------------|-------------|------------|----------|-----------|----------------|--|
| Code | Description | Living Area | Floor Area | Eff Area | Unit Cost | Undeprec Value | |
| BAS | First Floor | 652 | 652 | 652 | 221.26 | 144,262 | |
| BSM | Basement | 0 | 480 | 96 | 44.25 | 21,241 | |
| FHS | Finished Half Story | 240 | 480 | 240 | 110.63 | 53,102 | |
| Ttl Gross Liv / Lease Area | | 892 | 1,612 | 988 | | 218,605 | |

