

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WALROD MARGARET P TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA	
WALROD FAMILY TRUST			0 Septic	0 Paved	0 Average	RESIDNTL	1010	243,500	243,500		
23 PRISCILLA AVE		SUPPLEMENTAL DATA				RES LAND	1010	465,400	465,400	VISION	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1503 Total Acres .2 Chapter Lan		Cyclical 7 Exemption W District Res Exem							
GIS ID F_872668_2831360		Assoc Pid#						Total	708,900		708,900
								Total	708,900		708,900

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WALROD MARGARET P TT		48025 0289	01-20-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WALROD MARGARET P		19217 0155	12-28-2000	Q	I	240,000	00	2023	1010	187,800	2022	1010	155,300	2021	1010	158,100
									1010	356,000		1010	312,400		1010	248,100
								Total		543,800	Total		467,700	Total		406,200

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 243,500			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0040			Batch

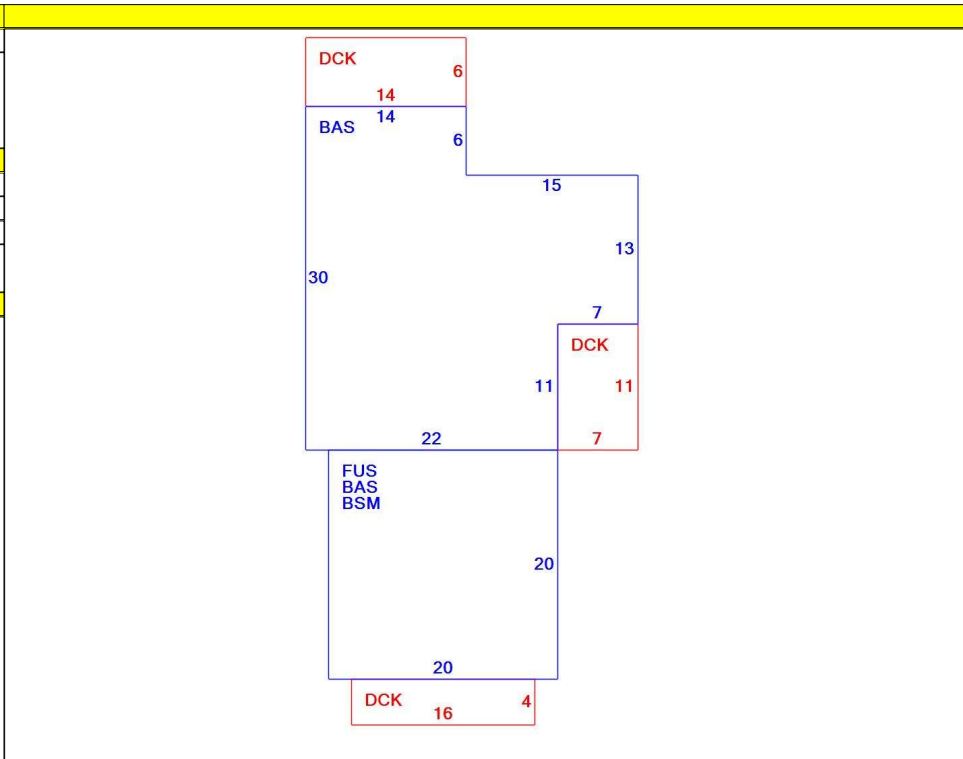
NOTES			
<p>Appraised Land Value (Bldg) 465,400</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 708,900</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 708,900</p>			

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
11933	06-21-1991	AD	Addition	40,000	09-21-1995	100		2STY ADDN/20'X20'	03-20-2018	JLF	0	1	00	Measure & Listed
11932	06-21-1991	AD	Addition	2,500	09-21-1995	100		MAJESTIC R-36 FIREPL	04-12-2013	VGS			20	Field Review
11212	05-08-1989	RM	Remodel		09-21-1995	100		WIND,WIR,PLUMB,HEAT	03-02-2011	K-D		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	8,712 SF	29.35	1.00000	5	1.00	0040	1.820		1.0000	53.42	465,400	
Total Card Land Units					0.20	AC	Parcel Total Land Area					0.20	Total Land Value			465,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	400	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	2				
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			327,123
Interior Floor 2			Net Other Adj		15,870
Heat Fuel	03	Gas	Replace Cost		342,993
Heat Type	04	Forced Air-Duc	Year Built		1925
AC Type	03	Central	Effective Year Built		1992
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	5		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	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		243,500
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	400		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	1,103	1,103	1,103	203.69	224,668
BSM	Basement	0	400	80	40.74	16,295
DCK	Deck	0	225	23	20.82	4,685
FUS	Finished Upper Story	400	400	400	203.69	81,475
Ttl Gross Liv / Lease Area		1,503	2,128	1,606		327,123

