

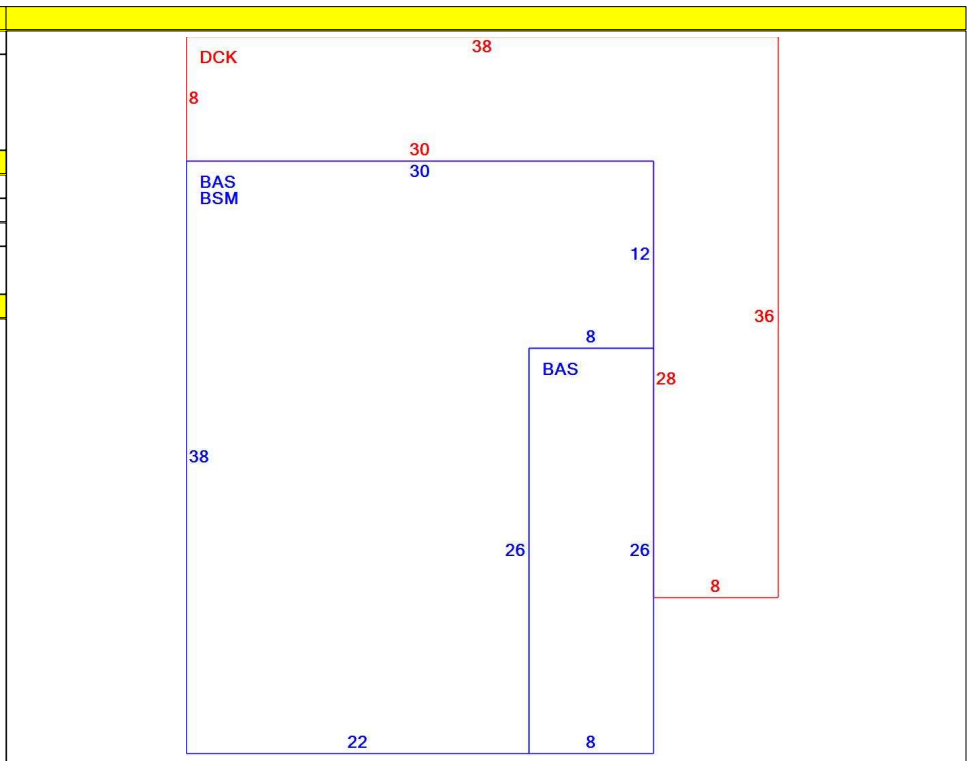
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
GOLDBAUM WANDA  15 PRISCILLA AVE  DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description		Code		Appraised		Assessed					
		0	No Sewer	0	Paved	0	Average	RESIDENTL		1010		169,200		169,200					
		0	Light	RES LAND		1010		475,300		475,300									
<b>SUPPLEMENTAL DATA</b>										Total		644,500		644,500					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1140 Total Acres .18 Chapter Lan GIS ID F_872736_2831204				Cyclical 7 Exemption W District Res Exem Assoc Pid#															
<b>RECORD OF OWNERSHIP</b>				<b>BK-VOL/PAGE</b>		<b>SALE DATE</b>		<b>Q/U V/I</b>		<b>SALE PRICE</b>		<b>VC</b>		<b>PREVIOUS ASSESSMENTS (HISTORY)</b>					
GOLDBAUM WANDA				30559	0290	05-20-2005	Q	I	457,500		00	Year	Code	Assessed	Year	Code	Assessed		
NACAR SHAYNE M				29141	0142	09-28-2004	U	I	1		1F	2023	1010	181,400	2022	1010	159,400		
FLAVELL SHAYNE M				17275	0315	03-24-1999	Q	I	159,900		00		1010	358,500		1010	314,600		
				Total							Total		539,900		Total		474,000		
											Total		411,900						
<b>EXEMPTIONS</b>						<b>OTHER ASSESSMENTS</b>						This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description			Amount	Code	Description	Number	Amount	Comm Int									
				Total	0.00							<b>APPRAISED VALUE SUMMARY</b>							
				<b>ASSESSING NEIGHBORHOOD</b>						Appraised Bldg. Value (Card) 169,200									
Nbhd		Nbhd Name			B	Tracing			Batch			Appraised Xf (B) Value (Bldg) 0							
0040											Appraised Ob (B) Value (Bldg) 0								
<b>NOTES</b>												Appraised Land Value (Bldg) 475,300							
DEED RESTRICTED TO ONE												Special Land Value 0							
BEDROOM												Total Appraised Parcel Value 644,500							
SALE. KP												Valuation Method C							
												Total Appraised Parcel Value 644,500							
<b>BUILDING PERMIT RECORD</b>												<b>VISIT / CHANGE HISTORY</b>							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				Date	Id	Type	Is	Cd	Purpose/Result		
2018-348	09-13-2018	BP	Bldg Permit	22,000		100		NEW DECK ADDING 14' TO RE				04-12-2013	VGS			20	Field Review		
317	07-01-2004	NC	New Construct	12,000	03-14-2005	100		8X26 & 8X24 DECK				03-14-2005	KP		1	00	Measure & Listed		
106	03-26-2004	RM	Remodel	10,000	09-18-2004	100		ENCL PRCH FOR LIV SP											
19990359	08-17-1999	RM	Remodel	1,500		100		REPLACE WIN W DOOR											
<b>LAND LINE VALUATION SECTION</b>																			
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	7,841	SF	31.72	1.00000	5	1.00	0040	1.820				V105	1.0500	60.62	475,300
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value					475,300	

**VISION**

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1140	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			229,758
Interior Floor 2			Net Other Adj		26,565
Heat Fuel	02	Oil	Replace Cost		256,323
Heat Type	05	Hot Water	Year Built		1923
AC Type	01	None	Effective Year Built		1992
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	5		Functional Obsol		5
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		66
Gas Fireplaces	0		Cns Sect Rcnd		169,200
Sq Ft Fin Bsmt	536		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1140		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	1,140	1,140	1,140	166.61	189,938	
BSM	Basement	0	932	186	33.25	30,990	
DCK	Deck	0	528	53	16.72	8,830	
Ttl Gross Liv / Lease Area		1,140	2,600	1,379		229,758	

