

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WILSON GREGORY J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
WILSON MAIREAD R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	495,300	495,300	
32 DUCK HILL RD		SUPPLEMENTAL DATA			RES LAND	1010	549,000	549,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3161 Total Acres 3.298 Chapter Lan GIS ID F_876314_2847690			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	118,000	67,600	
						Total		1,162,300	1,111,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WILSON GREGORY J		39534 0295	01-11-2011	Q	I	580,000	00	Year	Code	Assessed	Year	Code	Assessed	
LORING EDWIN E		33413 0207	09-26-2006	U	I	100	1F	2023	1010	369,500	2022	1010	308,200	
LORING QPRT REALTY TRUST		18277 0072	02-14-2000	U	I	1	1F		1010	561,900		1010	478,400	
									1010	38,500		1010	38,500	
						Total		969,900	Total		825,100	Total		762,900

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

NOTES	
ANTIQUE W A +25% TO BLDG'S COST-MKT FACT	

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-23-41	03-02-2023	MN	Maintenance	16,100		100	03-02-2023	INSPECT DECKING,REPLACE	10-08-2020	SJT	10		20	Field Review
BPO-22-463	11-15-2022	SP	Solar Panels	68,000		100	04-05-2023	Install 48 roof top panels.	04-12-2013	VGS			20	Field Review
									09-13-2012	KP	6		30	Quality Control
									03-07-2008	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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200	
1	1010	Single Family	RC	Residual	2.380 AC	35,000.00	0.54252	5	1.00	0070	1.389		1.0000	0.61	62,800	
Total Card Land Units					3.30 AC	Parcel Total Land Area					3.30	Total Land Value				549,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	04	Cape Cod	Bsmt Area	324				
Model	01	Residential	Bsmt Type	00	N/A			
Grade	05	Ave/Good	Unfin Area	297.00				
Stories	1.75							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	10	Wood Shingle	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				709,421		
Interior Floor 2			Net Other Adj			29,770		
Heat Fuel	02	Oil	Replace Cost			739,190		
Heat Type	05	Hot Water	Year Built			1692		
AC Type	03	Central	Effective Year Built			1988		
Bedrooms	3		Depreciation Code			A		
Full Baths	3		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	0		Depreciation %			33		
Total Rooms	7		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	3		Condition %					
Extra Openings	1		Percent Good			67		
Gas Fireplaces	0		Cns Sect Rcnld			495,300		
Sq Ft Fin Bsmt	0		Dep % Ovr					
FBM Quality			Dep Ovr Comment					
Foundation	03	Stone	Misc Imp Ovr					
Bsmt Garage	0		Misc Imp Ovr Comment					
Bsmt Area	324		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
SPL1	Ing Pool - Ave	L	512	64.00	1980	A	70	C	1.00	22,900
SHD1	Shed	L	80	21.00	1980	A	70	C	1.00	1,200
BRN5	Barn - 2 Story	L	900	69.00	1910	A	70	C	1.00	43,500
SLR	Solar Panels	L	48	1050.00	2022	A	70	C	1.00	50,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,874	1,874	1,874	194.42	364,334
BSM	Basement	0	324	65	39.00	12,637
FGR	Garage	0	594	238	77.90	46,271
FNS	Finished 90% Story	391	434	391	175.15	76,016
FSP	Screened Porch	0	176	35	38.66	6,805
TQS	Three Quarter Story	897	1,196	897	145.81	174,390
UHS	Unfinished Half Story	0	594	149	48.77	28,968
Ttl Gross Liv / Lease Area		3,162	5,192	3,649		709,421

