

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
WELD WILLIAM G III WELD ANN S 104 HARRISON ST DUXBURY MA 02332			0	Water	0	Arterial	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 519,300 1,290,200	Assessed 519,300 1,290,200
			0	No Sewer	0	Paved	0	Average				
SUPPLEMENTAL DATA												
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2026 Total Acres .987 Chapter Lan GIS ID F_879639_2840809			Cyclical Exemption W District Res Exem Assoc Pid#									
							Total		1,809,500		1,809,500	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WELD ANN S	LCC	135115	03-02-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WELD WILLIAM G III	LCC	123983	08-25-2016	Q	I	715,000	00	2023	1010	387,300	2022	1010	322,900	2021	1010	320,900	
FRAZAR THOMAS J & ROSANNE M	LCC	73673	05-09-1974	U	I	1	1		1010	1,125,500		1010	765,700		1010	647,400	
Total								1,512,800		Total		1,088,600		Total		968,300	

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			
Total			0.00									

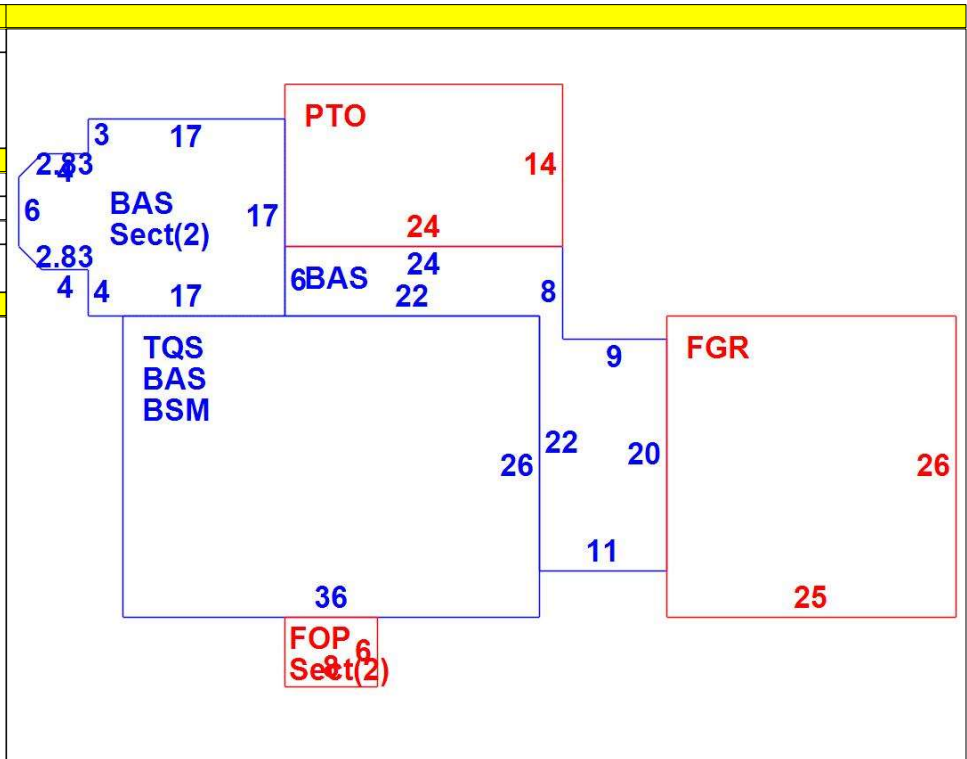
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

NOTES			

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
BP-19-182	07-02-2019	AD		154,000	02-20-2020	100	03-06-2020	400' M BEDROOM ADD AND 76'	02-20-2020	SJT	5		05	Measure - Under Construct
156	05-02-2001	NC	New Construct	17,000	07-18-2002	100		24X26 GAR	02-11-2019	SJT	0	1	00	Measure & Listed
13428	09-22-1994	RM	Remodel	2,000		100		REROOF,INST DR,2WIND	10-21-2015	JLF	10	1	00	Measure & Listed
11895	05-14-1991	AD	Addition	10,000		100		CLOSE PORCH ADD ROOM	04-12-2013	VGS			20	Field Review
									07-18-2002	KP		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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	PD	Residual	0.069	AC 35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	8,800	
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			1,290,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	696.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	240				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	936				
CONDO DATA			COST / MARKET VALUATION		
Parcel Id		C			
Adjust Type					
Code					
Description					
Factor%					
Condo Flr					
Condo Unit					
Net Other Adj			552,446		
Replace Cost			27,550		
Year Built			675,920		
Effective Year Built			1950		
Depreciation Code			1994		
Remodel Rating			G		
Year Remodeled					
Depreciation %			27		
Functional Obsol					
External Obsol					
Trend Factor			1,000		
Condition					
Condition %					
Percent Good			73		
Cns Sect Rcnld			423,400		
Dep % Ovr					
Dep Ovr Comment					
Misc Imp Ovr					
Misc Imp Ovr Comment					
Cost to Cure Ovr					
Cost to Cure Ovr Comment					



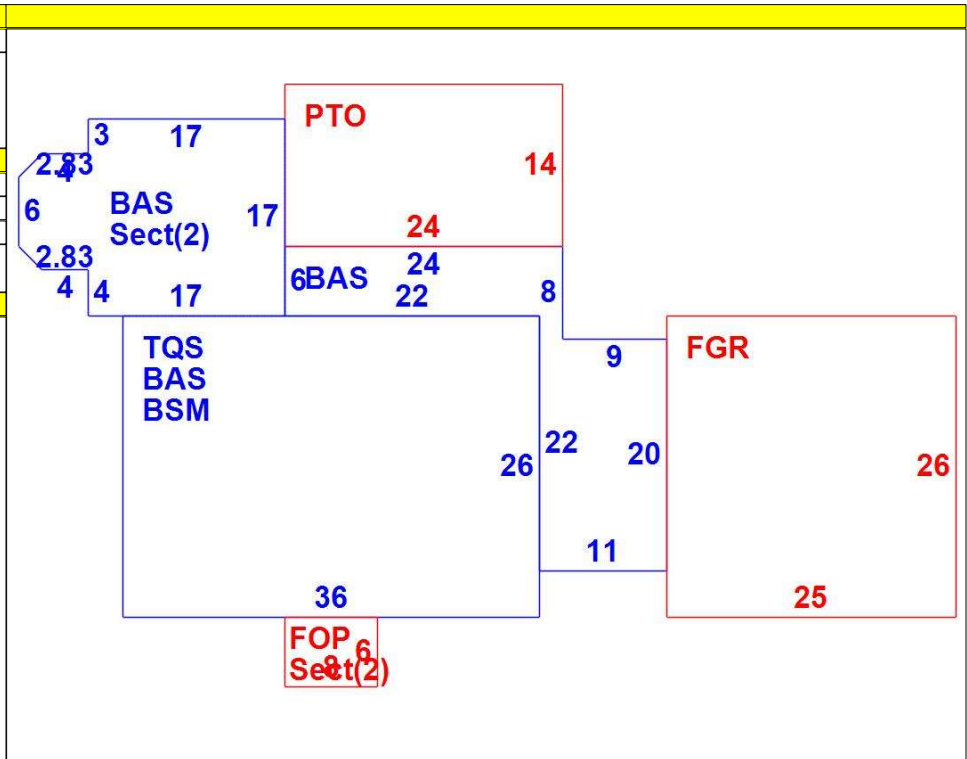
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,304	1,304	1,304	223.66	291,656
BSM	Basement	0	936	187	44.68	41,825
FGR	Garage	0	650	260	89.47	58,152
PTO	Patio	0	336	17	11.32	3,802
TQS	Three Quarter Story	702	936	702	167.75	157,011
Ttl Gross Liv / Lease Area		2,006	4,162	2,470		552,446



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA		
WELD WILLIAM G III WELD ANN S 104 HARRISON ST DUXBURY MA 02332				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed			
										RESIDENTL	1010	519,300	519,300	VISION		
										RES LAND	1010	1,290,200	1,290,200			
SUPPLEMENTAL DATA																
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2026 Total Acres .987 Chapter Lan GIS ID F_879639_2840809				Cyclical Exemption W District Res Exem		8										
										Total		1,809,500	1,809,500			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
WELD ANN S WELD WILLIAM G III FRAZAR THOMAS J & ROSANNE M		LCC	135115	03-02-2023	U	I		10	1A	Year	Code	Assessed	Year	Code	Assessed	
		LCC	123983	08-25-2016	Q	I		715,000	00	2023	1010	387,300	2022	1010	322,900	
		LCC	73673	05-09-1974	U	I		1	1		1010	1,125,500	2021	1010	647,400	
										Total		1,512,800	Total	1,088,600	Total	968,300
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																
Nbhd	Nbhd Name	B	Tracing	Batch												
0090																
NOTES																
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	
BP-19-182	07-02-2019	AD		154,000	02-20-2020	100	03-06-2020	400' M BEDROOM ADD AND 76'		02-20-2020	SJT	5		05	Measure - Under Construct	
156	05-02-2001	NC	New Construct	17,000	07-18-2002	100		24X26 GAR		02-11-2019	SJT	0	1	00	Measure & Listed	
13428	09-22-1994	RM	Remodel	2,000		100		REROOF,INST DR,2WIND		10-21-2015	JLF	10	1	00	Measure & Listed	
11895	05-14-1991	AD	Addition	10,000		100		CLOSE PORCH ADD ROOM		04-12-2013	VGS			20	Field Review	
										07-18-2002	KP		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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04	
1	1010	Single Family	PD	Residual	0.069	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			1,290,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	08	Excellent	Unfin Area	0.00	Crawl
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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	Net Other Adj		95,924
Interior Floor 2			Replace Cost		675,920
Heat Fuel	02	Oil	Year Built		2019
Heat Type	04	Forced Air-Duc	Effective Year Built		2021
AC Type	03	Central	Depreciation Code		E
Bedrooms	1		Remodel Rating		
Full Baths	0		Year Remodeled		
Half Baths	0		Depreciation %		0
Extra Fixtures	0		Functional Obsol		
Total Rooms	1		External Obsol		
Bath Style			Trend Factor		1.000
Kitchen Style			Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		100
Extra Openings	0		Cns Sect Rcnld		95,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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	345	345	345	272.51	94,016	
FOP	Open Porch	0	48	7	39.74	1,908	
Ttl Gross Liv / Lease Area		345	393	352		95,924	

