

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
WILKINSON LINDSAY H			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
WILKINSON LINDSAY H			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,362,900	1,362,900	
50 CEDAR ST		SUPPLEMENTAL DATA			RES LAND	1010	1,282,000	1,282,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5129 Total Acres 1.005 Chapter Lan GIS ID F_880779_2843907			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	76,800	76,800	
						Total		2,721,700	2,721,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	Year	Code	Assessed				
WILKINSON LINDSAY H	51262 323	06-21-2019	Q	I	2,150,000	00	2023	1010	1,353,600	2022	1010	1,223,100	2021	1010	1,101,000
CRAMB PATRICK	48986 147	09-29-2017	Q	I	1,875,000	00		1010	1,118,300		1010	760,900		1010	642,700
MURPHY MEREDITH Q	17094 275	01-28-1999	Q	I	900,000	00		1010	42,000		1010	42,000		1010	42,000
WALKEY JOAN E	12769 39	03-30-1994	U	I	1	1A	Total								
							2,513,900		Total		2,026,000		Total		1,785,700

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									Appraised Bldg. Value (Card)	1,362,900	
Total		0.00									Appraised Xf (B) Value (Bldg)	0	

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES													
												Appraised Land Value (Bldg)	1,282,000
												Special Land Value	0
												Total Appraised Parcel Value	2,721,700
												Valuation Method	C
												Total Appraised Parcel Value	2,721,700

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-20-37	02-19-2020	BP		43,000	08-17-2020	100		INSTALL A 20X40 GUNITE INGR	03-23-2021	SJT	5		20	Field Review
116	04-11-2005	AD	Addition	34,000	05-22-2006	100		2ND FLR 26X33 ADD	08-17-2020	SJT	5		20	Field Review
30	02-02-2005	AD	Addition	87,000	05-22-2006	100		CONST 2 CAR GARAGE	05-14-2020	SJD	9		20	Field Review
584	11-30-2004	AD	Addition	9,000	05-22-2006	100		GAR,2 STORY ADD	04-23-2018	SJD	9	1	07	Measure - Info @ Door
557	11-15-2004	DM	Demolish	5,000		100		18X36 DET GAR	04-12-2013	VGS			20	Field Review
198	05-24-2002	MN	Maintenance	15,000		100		SIDING/W INDWS/DECKNG	03-27-2013	KP	0	1	00	Measure & Listed
									09-18-2012	KP	6		30	Quality Control

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	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.087 AC	2,000.00	1.00000	0	1.00	0090	3.661	ESMNT	1.0000	0.16	600	
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value				1,282,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	900	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	09	Pine/Soft Wood			1,446,421
Interior Floor 2			Net Other Adj		120,130
Heat Fuel	03	Gas	Replace Cost		1,566,552
Heat Type	05	Hot Water	Year Built		1830
AC Type	03	Central	Effective Year Built		2008
Bedrooms	6		Depreciation Code		R
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	4		Depreciation %		13
Total Rooms	14		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	4		Condition %		
Extra Openings	1		Percent Good		87
Gas Fireplaces	1		Cns Sect Rcnld		1,362,900
Sq Ft Fin Bsmt	900		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	900		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	800	64.00	2020	E	100	B	1.50	76,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,496	2,496	2,496	222.84	556,196
BSM	Basement	0	900	180	44.57	40,110
CAN	Canopy	0	72	7	21.66	1,560
FEP	Finished Enclosed Porch	0	800	480	133.70	106,961
FGL	Garage 1 Sty w/Loft	0	288	144	111.42	32,088
FGR	Garage	0	480	192	89.13	42,784
FOP	Open Porch	0	476	71	33.24	15,821
FUS	Finished Upper Story	2,425	2,425	2,425	222.84	540,375
PTO	Patio	0	625	31	11.05	6,908
UHS	Unfinished Half Story	0	1,860	465	55.71	103,618
Ttl Gross Liv / Lease Area		4,921	10,422	6,491		1,446,421

