

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
WISNESKI FRANCIS V TT 200 POWDER POINT NOMINEE TRU 200 POWDER POINT AVE DUXBURY MA 02332			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,381,500	1,381,500		
			SUPPLEMENTAL DATA			0	Medium	0	Average	RES LAND	1090	3,380,900		3,380,900
			Alt Prcl ID			Cyclical	8		RESIDNTL	1090	80,200	80,200		
			Scnd Home			Exemption			Total				4,842,600	4,842,600
			Tax Class			W	W							
			Tot Fin Area			District								
			Total Acres			Res Exem								
			Chapter Lan											
			GIS ID			Assoc Pid#								

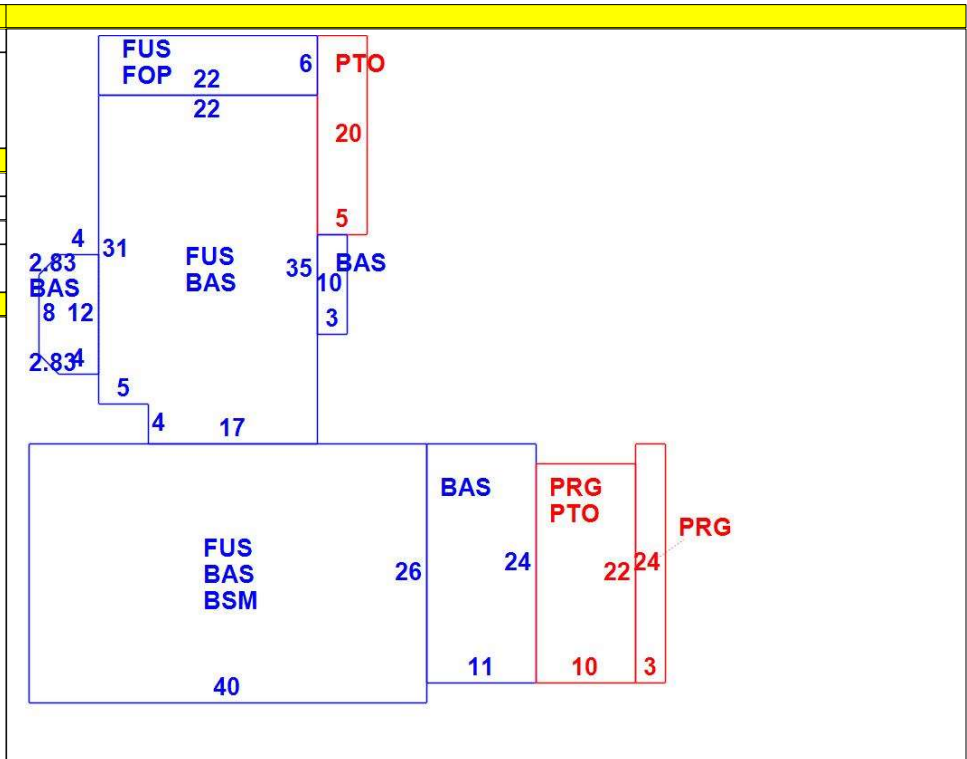
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WISNESKI FRANCIS V TT		38966 0340	09-13-2010	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
								2023	1090	1,258,700	2022	1090	1,112,900	2021	1090	1,056,400
									1090	3,116,400		1090	2,670,300		1090	2,356,700
									1090	47,200		1090	47,200		1090	47,200
								Total		4,422,300	Total		3,830,400	Total		3,460,300

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								APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name			B	Tracing			Batch	Appraised Bldg. Value (Card)				1,381,500			
0130									Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				80,200				
								Appraised Land Value (Bldg)				3,380,900				
								Special Land Value				0				
								Total Appraised Parcel Value				4,842,600				
								Valuation Method				C				
								Total Appraised Parcel Value				4,842,600				

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
244	11-22-2010	RM	Remodel	27,000		100		BATHROOM & OFFICE			12-21-2022	SJT	10		00	Measure & Listed
160	08-31-2009	RM	Remodel	13,500		100		RM INT WALL INST LVL			04-12-2013	VGS			20	Field Review
521	11-10-2005	MS	Miscellaneous	10,000		100		12X24 PERGOLA			09-26-2012	KP	6		30	Quality Control
350	07-20-2004	AD	Addition	45,000	08-20-2005	100		6X20 2ND/PRCH TO SUN			09-22-2011	KP		1	00	Measure & Listed
14433	03-28-1997	AD	Addition	12,000	07-17-1998	100		2 STRY 6X12 & 5X15								
11801	01-02-1991	RM	Remodel	80,700		100		ALTER BARN/BEDRM BAT								

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P	Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj								
1	1090	Multi Houses	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0130	4.259			W225	2.2500	83.85	3,354,100		
1	1090	Multi Houses	WP	Residual	0.180 AC	35,000.00	1.00000	5	1.00	0130	4.259				1.0000	3.42	26,800		
Total Card Land Units					1.10 AC	Parcel Total Land Area					1.10	Total Land Value			3,380,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	720	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
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	Net Other Adj		1,123,900
Interior Floor 2			Replace Cost		55,350
Heat Fuel	03	Gas	Year Built		1,179,249
Heat Type	04	Forced Air-Duc	Effective Year Built		1812
AC Type	03	Central	Depreciation Code		2003
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		82
Extra Openings	1		Cns Sect Rcnld		967,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	720		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
BOAT	Boat House	L	144	80.00	1975	A	70	C	1.00	8,100
DCK	Dock	L	264	45.00	1985	A	70	C	1.00	8,300
SHD1	Shed	L	80	21.00	1986	A	70	C	1.00	1,200
SPL2	Ing Pool-Good	L	836	89.00	1986	A	70	C	1.00	52,100
GNR	GENERATOR	L	1	12400.00	2016	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,152	2,152	2,152	258.55	556,391
BSM	Basement	0	1,040	208	51.71	53,778
FOP	Open Porch	0	132	20	39.17	5,171
FUS	Finished Upper Story	1,922	1,922	1,922	258.55	496,925
PRG	Pergola	0	292	29	25.68	7,498
PTO	Patio	0	320	16	12.93	4,137
Ttl Gross Liv / Lease Area		4,074	5,858	4,347		1,123,900



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		1,381,500	1,381,500
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1090		3,380,900	3,380,900
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5254 Total Acres 1.098 Chapter Lan GIS ID F_884079_2843566		Cyclical Exemption W W District Res Exem		8		RESIDNTL	1090	80,200	80,200			
								Total		4,842,600	4,842,600	

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									1090	3,116,400		1090	2,670,300		1090	2,356,700
									1090	47,200		1090	47,200		1090	47,200
								Total		4,422,300	Total		3,830,400	Total		3,460,300

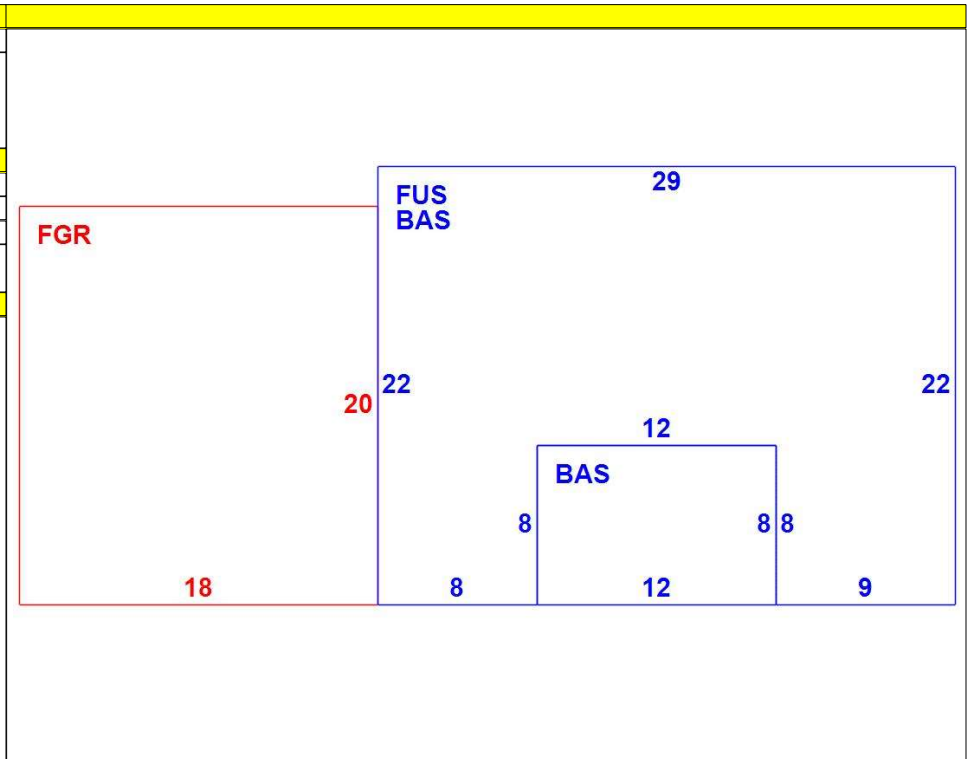
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			Total	0.00								

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0130					Appraised Bldg. Value (Card)			1,381,500
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			80,200
					Appraised Land Value (Bldg)			3,380,900
					Special Land Value			0
					Total Appraised Parcel Value			4,842,600
					Valuation Method			C
					Total Appraised Parcel Value			4,842,600

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

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0130	4.259		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					1.10	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	08	Excellent	Unfin Area	0.00	N/A
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	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			446,811
Interior Floor 2			Net Other Adj		18,900
Heat Fuel	03	Gas	Replace Cost		465,710
Heat Type	05	Hot Water	Year Built		1992
AC Type	03	Central	Effective Year Built		2010
Bedrooms	1		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		11
Total Rooms	4		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		414,500
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	0		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	638	638	638	337.47	215,306
FGR	Garage	0	360	144	134.99	48,596
FUS	Finished Upper Story	542	542	542	337.47	182,909
Ttl Gross Liv / Lease Area		1,180	1,540	1,324		446,811

