

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WATSON DAVID J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
WATSON SOPHIA Z			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	886,700	886,700
282 POWDER POINT AVE		SUPPLEMENTAL DATA			RES LAND	1010	3,218,400	3,218,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3434 Total Acres .75 Chapter Lan			Cyclical Exemption W W District Res Exem	RESIDNTL	1010	78,600	78,600
GIS ID F_885180_2843389		Assoc Pid#			Total		4,183,700	4,183,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WATSON DAVID J		43411 0133	07-29-2013	Q	I	1,855,000	00	Year	Code	Assessed	Year	Code	Assessed
TODD MARY E TT/MARY E TODD NOM T		10705 0267	01-17-1992	Q	I	721,000	00	2023	1010	950,200	2022	1010	835,900
									1010	2,969,100		1010	2,563,800
									1010	52,900		1010	52,900
								Total		3,972,200	Total		3,452,600
								Total			Total		3,051,100

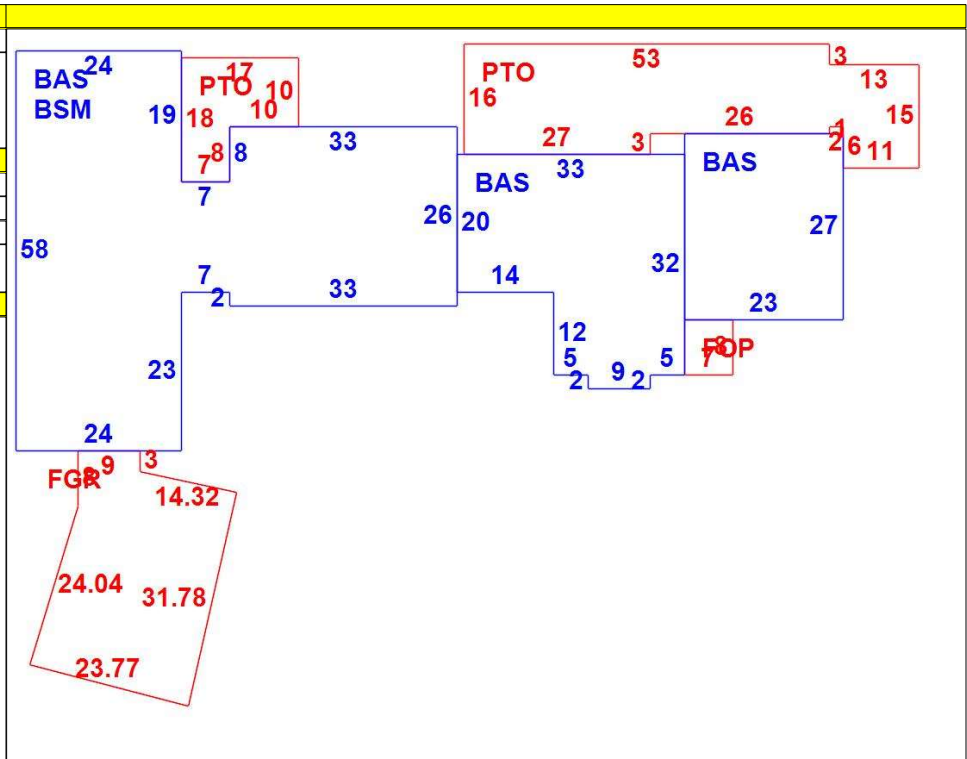
EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

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
QP-19-194	08-22-2019	MN		12,950		100	09-26-2019	Strip ReRoof		04-05-2018	JLF	5		01	Measure - No Entry
2016-420	11-29-2016	BP	Bldg Permit	55,025	04-05-2018	100		CONSTRUCT A 10' X 25' GUNIT		04-19-2016	JLF	5		01	Measure - No Entry
2016-287	08-30-2016	NC	New Construct	42,000	04-05-2018	100		IN CONJUNCTION WITH BP-20		04-14-2014	JLF	9	1	00	Measure & Listed
2015-381	11-12-2015	RM	Remodel	200,000	04-05-2018	100		REMODEL FORMER GARAGE		03-24-2014	SJD	9		01	Measure - No Entry
131	09-20-2012	MN	Maintenance	17,000	03-24-2014	100		STRIP & REROOF W/A CERTAI		04-12-2013	VGS			20	Field Review
15279	01-08-1999	AD	Addition	7,000	08-21-2001	100		4X30 DCK&WLKWY EXTEN		09-26-2012	KP	6		30	Quality Control
13995	04-17-1996	NC	New Construct	11,000	06-05-1996	100		BLD WLKWY,RAMP,PIER		04-16-2008	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	32,670 SF	10.28	1.00000	5	1.00	0130	4.259		W225	2.2500	98.51	3,218,400
Total Card Land Units					0.75 AC	Parcel Total Land Area					0.75	Total Land Value				3,218,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2362	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		915,896
Interior Floor 2	11	Ceramic	Replace Cost		1,031,048
Heat Fuel	03	Gas	Year Built		1967
Heat Type	05	Hot Water	Effective Year Built		2007
AC Type	03	Central	Depreciation Code		E
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	4		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	2		Percent Good		86
Extra Openings	1		Cns Sect Rcnld		886,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1368		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2362		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
DCK1	Residential	L	492	58.00	1999	A	70	A	2.00	40,000
PTO	Patio	L	432	15.00	1996	A	70	C	1.00	4,500
SPL1	Ing Pool - Ave	L	250	64.00	2016	E	100	B	1.50	24,000
PERG	PERGOLA	L	192	35.00	2016	E	100	B	1.50	10,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,889	3,889	3,889	194.01	754,485
BSM	Basement	0	2,362	472	38.77	91,570
FGR	Garage	0	733	293	77.55	56,843
FOP	Open Porch	0	56	8	27.72	1,552
PTO	Patio	0	1,179	59	9.71	11,446
Ttl Gross Liv / Lease Area		3,889	8,219	4,721		915,896

