

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA							
WYMAN CHARLES B JR WYMAN ANN G 250 NORTH ST DUXBURY MA 02332			0 Water 0 No Sewer	0 Feeder 0 Paved 0 Medium	0 Average 0 Average	Description	Code	Appraised	Assessed			RESIDENTL RES LAND					
SUPPLEMENTAL DATA										VISION							
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2564 Total Acres 1.008 Chapter Lan GIS ID F_859823_2857460			Cyclical 1 Exemption W District Res Exem Assoc Pid#					Total 900,700				900,700					
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WYMAN CHARLES B JR		LCC 67879	08-10-1983	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed				
								2023	1010 1010	407,600 367,300	2022	1010 1010	352,200 302,700	2021	1010 1010	341,200 252,300	
								Total		774,900	Total		654,900	Total		593,500	
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
			0.00								APPRAISED VALUE SUMMARY						
											Appraised Bldg. Value (Card) 547,500						
											Appraised Xf (B) Value (Bldg) 0						
											Appraised Ob (B) Value (Bldg) 0						
											Appraised Land Value (Bldg) 353,200						
											Special Land Value 0						
											Total Appraised Parcel Value 900,700						
											Valuation Method C						
											Total Appraised Parcel Value 900,700						
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			
QPO-22-28 20000047	11-15-2022 03-01-2000	MN NC	Maintenance New Construct	19,870 60,000	02-01-2001	100 100		Strip and replace roof FGR/1STY/P/DORM	09-18-2018 04-12-2013 01-01-2002	SJD VGS KP		1	20 20 00	Field Review Field Review 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	0050	1.000			1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.090 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.82	3,200	
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value					353,200

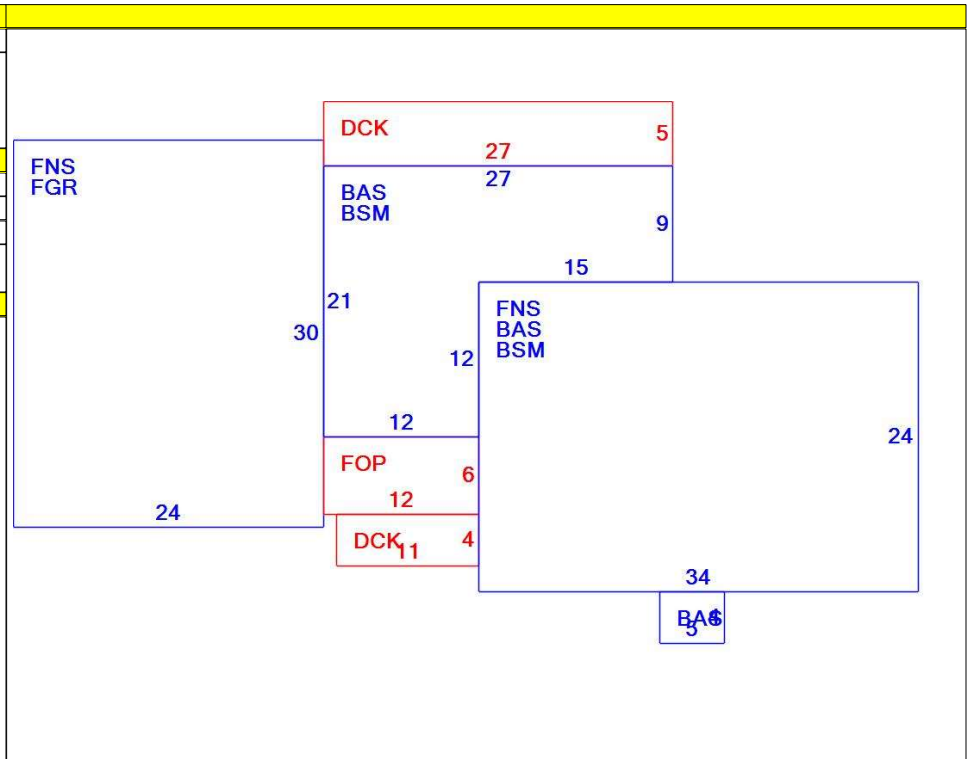
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1203	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	02	Shed			Own
Roof Cover	10	Wood Shingle			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood	Condo Flr		Factor%
Interior Floor 2			Condo Unit		
Heat Fuel	02	Oil	COST / MARKET VALUATION		
Heat Type	05	Hot Water	Net Other Adj		669,377
AC Type	01	None	Replace Cost		23,635
Bedrooms	3		Year Built		1983
Full Baths	2		Effective Year Built		2000
Half Baths	1		Depreciation Code		G
Extra Fixtures	1		Remodel Rating		
Total Rooms	6		Year Remodeled		
Bath Style	02	Average	Depreciation %		21
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	0		Percent Good		79
FBM Quality			Cns Sect Rcnld		547,500
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	1203		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	1,223	1,223	1,223	211.63	258,820
BSM	Basement	0	1,203	241	42.40	51,002
DCK	Deck	0	179	18	21.28	3,809
FGR	Garage	0	720	288	84.65	60,949
FNS	Finished 90% Story	1,382	1,536	1,382	190.41	292,469
FOP	Open Porch	0	72	11	32.33	2,328
Ttl Gross Liv / Lease Area		2,605	4,933	3,163		669,377



250 NORTH ST

