

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WIEN MATTHEW F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
WIEN KAMA L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	745,500	745,500	
244 KING CAESAR RD				0 Medium		RES LAND	1010	1,436,700	1,436,700	
						RESIDNTL	1010	51,200	51,200	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332	Alt Prcl ID	Cyclical 8								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 4066	District								
	Total Acres .67	Res Exem								
	Chapter Lan									
	GIS ID F_884766_2842032	Assoc Pid#								
							Total	2,233,400	2,233,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WIEN MATTHEW F	46810	0075	04-15-2016	Q	I	1,150,000	00	Year	Code	Assessed	Year	Code	Assessed
BISHOP LELAND II	9803	0142	06-15-1990	Q	I	650,000	00	2023	1010	460,700	2022	1010	443,600
BISHOP LELAND II & BISHOP MARGIE S	9803	0142	06-15-1990	Q	I	650,000	00		1010	1,325,800		1010	850,800
									1010	26,400		1010	26,400
							Total	1,812,900	Total	1,320,800	Total	1,213,500	

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
Total			0.00												

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY						
Nbhd	Nbhd Name	B	Tracing	Batch								
0130												
<b>NOTES</b>												
											Appraised Bldg. Value (Card)	745,500
											Appraised Xf (B) Value (Bldg)	0
											Appraised Ob (B) Value (Bldg)	51,200
											Appraised Land Value (Bldg)	1,436,700
											Special Land Value	0
											Total Appraised Parcel Value	2,233,400
											Valuation Method	C
											Total Appraised Parcel Value	2,233,400

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
BPO-23-38	02-08-2023	RM	Remodel	14,150		100	02-08-2023	REMODEL 2ND FL HALL BATH.	08-07-2023	SJT	5		01	Measure - No Entry
BPO-22-308	01-30-2023	AD	Addition	208,500	08-07-2023	100		Construct a kitchen addition 92sf.	02-16-2017	SJD	0	1	06	Inspection Only
603	11-07-2003	AD	Addition	36,000	04-27-2004	100		ADD FAM RM & BATHRM	12-22-2016	SJD	9	1	01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									04-27-2004	kp		8	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	33,650	SF	10.02	1.00000	5	1.00	0130	4.259		1.0000	42.70	1,436,700
Total Card Land Units					0.77	AC	Parcel Total Land Area					0.77	Total Land Value			1,436,700

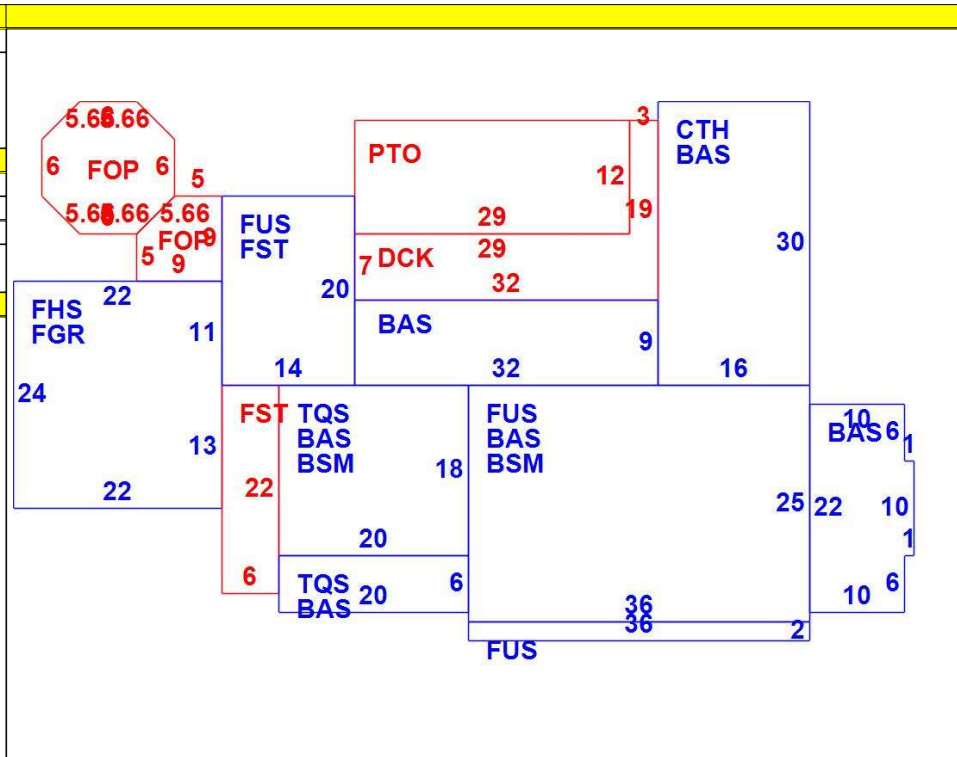
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1260	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			1,135,442
Interior Floor 2			Net Other Adj		86,625
Heat Fuel	03	Gas	Replace Cost		1,222,067
Heat Type	05	Hot Water	Year Built		1963
AC Type	03	Central	Effective Year Built		1982
Bedrooms	5		Depreciation Code		F
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	5		Depreciation %		39
Total Rooms	12		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		61
Gas Fireplaces	1		Cns Sect Rcnld		745,500
Sq Ft Fin Bsmt	744		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1260		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
SHD1	Shed	L	96	21.00	1985	A	70	C	1.00	1,400
SPL2	Ing Pool-Good	L	800	89.00	1987	F	55	C	1.00	39,200
PTO	Patio	L	182	15.00	1987	A	70	C	1.00	1,900
GNR	GENERATOR	L	1	12400.00	2015	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,378	2,378	2,378	224.84	534,670
BSM	Basement	0	1,260	252	44.97	56,660
CTH	Cathedral Ceiling	0	480	48	22.48	10,792
DCK	Deck	0	260	26	22.48	5,846
FGR	Garage	0	528	211	89.85	47,441
FHS	Finished Half Story	264	528	264	112.42	59,358
FOP	Open Porch	0	237	36	34.15	8,094
FST	Finished Utility Area	0	412	206	112.42	46,317
FUS	Finished Upper Story	1,252	1,252	1,252	224.84	281,500
PTO	Patio	0	348	17	10.98	3,822
Ttl Gross Liv / Lease Area		4,254	8,163	5,050		1,135,442



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								Total		1,812,900	Total		1,320,800				
								Total			Total		1,213,500				
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<b>BUILDING SUB-AREA SUMMARY SECTION</b>											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
TQS	Three Quarter Story	360	480	360	168.63	80,942					
Ttl Gross Liv / Lease Area											