

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
WIESE WILLIAM III			0	Water	0	Private	0	Average		Description	Code	Appraised	Assessed				
WIESE ELIZABETH			0	No Sewer	0	Paved	0	Average		RESIDNTL	1010	1,311,100	1,311,100				
9 FORT HILL LN						Light				RES LAND	1010	1,317,300	1,317,300				
SUPPLEMENTAL DATA										RESIDNTL	1010	2,900	2,900				
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4670 Total Acres 1.198 Chapter Lan GIS ID F_881316_2842095				Cyclical Exemption W District Res Exem Assoc Pid#				Total		2,631,300	2,631,300				
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE VC		PREVIOUS ASSESSMENTS (HISTORY)							
WIESE WILLIAM III		15222	0188	06-03-1997		Q	I	395,000 00		Year	Code	Assessed	Year	Code	Assessed		
										2023	1010	977,000	2022	1010	813,000		
											1010	1,149,100		1010	781,800		
											1010	2,000		1010	2,000		
		Total								2,128,100		Total		1,596,800	Total	1,393,900	
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) 1,311,100							
0090										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 2,900							
										Appraised Land Value (Bldg) 1,317,300							
										Special Land Value 0							
										Total Appraised Parcel Value 2,631,300							
										Valuation Method C							
										Total Appraised Parcel Value 2,631,300							
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		
2018-450	12-10-2018	NC	New Construct	275,000	02-26-2020	100		CONSTRUCT 24' X 28' GARAG		02-26-2020	SJT	5		01	Measure - No Entry		
20000409	10-13-2000	AD	Addition	136,000	04-11-2002	100		2-STORY ADDITION		08-05-2019	SJT	5		01	Measure - No Entry		
										06-06-2019	SJT	5		01	Measure - No Entry		
										05-24-2019	SJT	5		01	Measure - No Entry		
										04-12-2013	VGS			20	Field Review		
										04-11-2002	KP		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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661			1.0000	32.04		
1	1010	Single Family	RC	Residual	0.280 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94		
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			1,317,300	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2772	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.65				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	09	Pine/Soft Wood			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2772				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

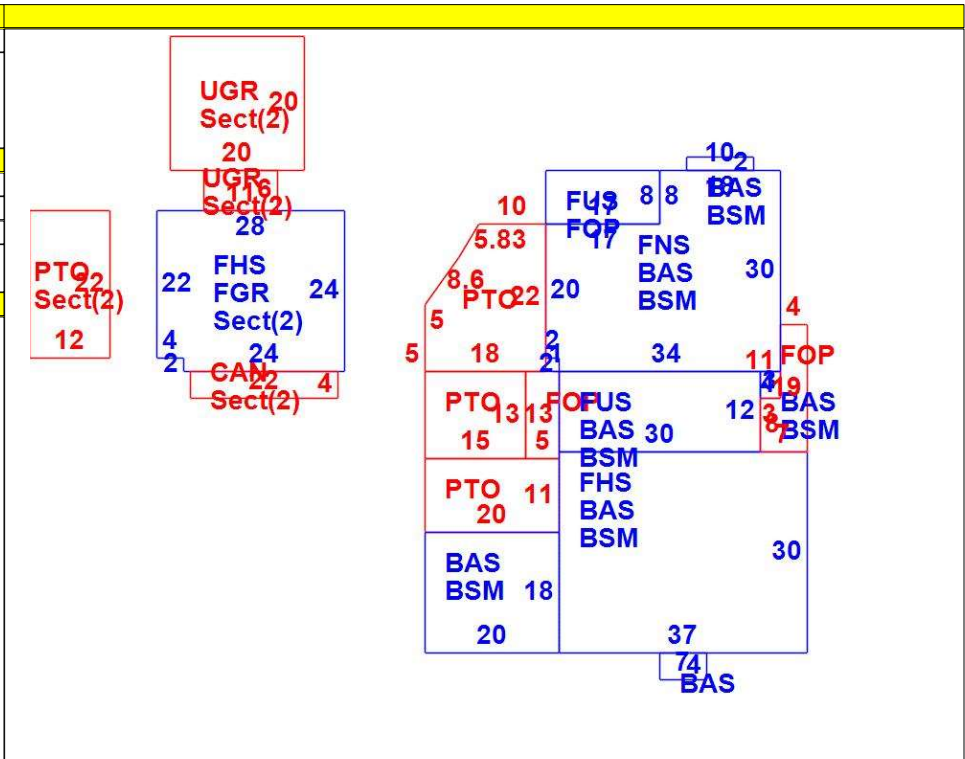
COST / MARKET VALUATION			
Net Other Adj		43,890	
Replace Cost		1,559,290	
Year Built		1929	
Effective Year Built		2003	
Depreciation Code		E	
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnld		1,121,600	
Dep % Ovr			
Dep Ovr Comment			
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
SHD1	Shed	L	200	21.00	1970	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,800	2,800	2,800	249.47	698,516
BSM	Basement	0	2,772	554	49.86	138,206
FHS	Finished Half Story	555	1,110	555	124.74	138,456
FNS	Finished 90% Story	819	910	819	224.52	204,316
FOP	Open Porch	0	301	45	37.30	11,226
FUS	Finished Upper Story	496	496	496	249.47	123,737
PTO	Patio	0	761	38	12.46	9,480
Ttl Gross Liv / Lease Area		4,670	9,150	5,307		1,323,937



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION			
WIESE WILLIAM III WIESE ELIZABETH 9 FORT HILL LN DUXBURY MA 02332		0	Water	0	Private	0	Average	Description		Code	Appraised	Assessed					
		0	No Sewer	0	Paved	0	Average	RESIDNTL		1010	1,311,100	1,311,100					
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010		1,317,300		1,317,300					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4670 Total Acres 1.198 Chapter Lan GIS ID F_881316_2842095		Cyclical Exemption W District Res Exem		8		Total		2,631,300		2,631,300							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WIESE WILLIAM III		15222	0188	06-03-1997		Q	I	395,000		00	Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	977,000	2022	1010	813,000
													1010	1,149,100		1010	781,800
													1010	2,000		1010	2,000
		Total										Total		2,128,100		Total 1,596,800	
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)					1,311,100		
0090										Appraised Xf (B) Value (Bldg)					0		
										Appraised Ob (B) Value (Bldg)					2,900		
										Appraised Land Value (Bldg)					1,317,300		
										Special Land Value					0		
										Total Appraised Parcel Value					2,631,300		
										Valuation Method					C		
										Total Appraised Parcel Value					2,631,300		
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
2018-450	12-10-2018	NC	New Construct	275,000	02-26-2020	100		CONSTRUCT 24' X 28' GARAG				02-26-2020	SJT	5		01	Measure - No Entry
20000409	10-13-2000	AD	Addition	136,000	04-11-2002	100		2-STORY ADDITION				08-05-2019	SJT	5		01	Measure - No Entry
											06-06-2019	SJT	5		01	Measure - No Entry	
											05-24-2019	SJT	5		01	Measure - No Entry	
											04-12-2013	VGS			20	Field Review	
											04-11-2002	KP		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	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	0.280	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000		2.94	35,900
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value			1,317,300	

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	06	
Grade	09	Custom	Unfin Area	0.00	None
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
					S
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	17	Undefined			185,194
Interior Floor 2			Net Other Adj		6,270
Heat Fuel	04	Electric	Replace Cost		1,559,290
Heat Type	11	Other	Year Built		2019
AC Type	06	Partial	Effective Year Built		2020
Bedrooms	0		Depreciation Code		VG
Full Baths	0		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	1	
Total Rooms	1		Functional Obsol		
Bath Style			External Obsol		
Kitchen Style			Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good	99	
Gas Fireplaces	0		Cns Sect Rcnd		189,500
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
CAN	Canopy	0	88	9	24.92	2,193
FGR	Garage	0	664	266	97.62	64,818
FHS	Finished Half Story	332	664	332	121.84	80,900
PTO	Patio	0	264	13	12.00	3,168
UGR	UGR	0	466	140	73.21	34,115
Ttl Gross Liv / Lease Area		332	2,146	760		185,194

