

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION		
VERCOLLONE T CHRISTIAN		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
VERCOLLONE H JACQUELINE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		1,051,600	1,051,600
39 SUNSET RD		SUPPLEMENTAL DATA				RES LAND	1010	1,137,200	1,137,200			
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2881 Total Acres .48 Chapter Lan		Cyclical Exemption W District Res Exem		8		RESIDNTL	1010	35,600	35,600	
GIS ID F_880577_2841827		Assoc Pid#				Total		2,224,400		2,224,400		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
VERCOLLONE T CHRISTIAN		53362	159	09-01-2020	U	I	900,000	1	Year	Code	Assessed	Year	Code	Assessed	
WADSWORTH WILLIAM M JR&MOWELL		50737	0020	01-18-2019	U	I	10	1A	2023	1010	921,200	2022	1010	153,300	
WADSWORTH WILLIAM M & WADSWOR		4218	0268	11-19-1976	U	I	1	1		1010	991,100		1010	687,700	
										1010	20,200		1010	20,200	
		Total								1,932,500		Total		861,200	
												Total		691,800	

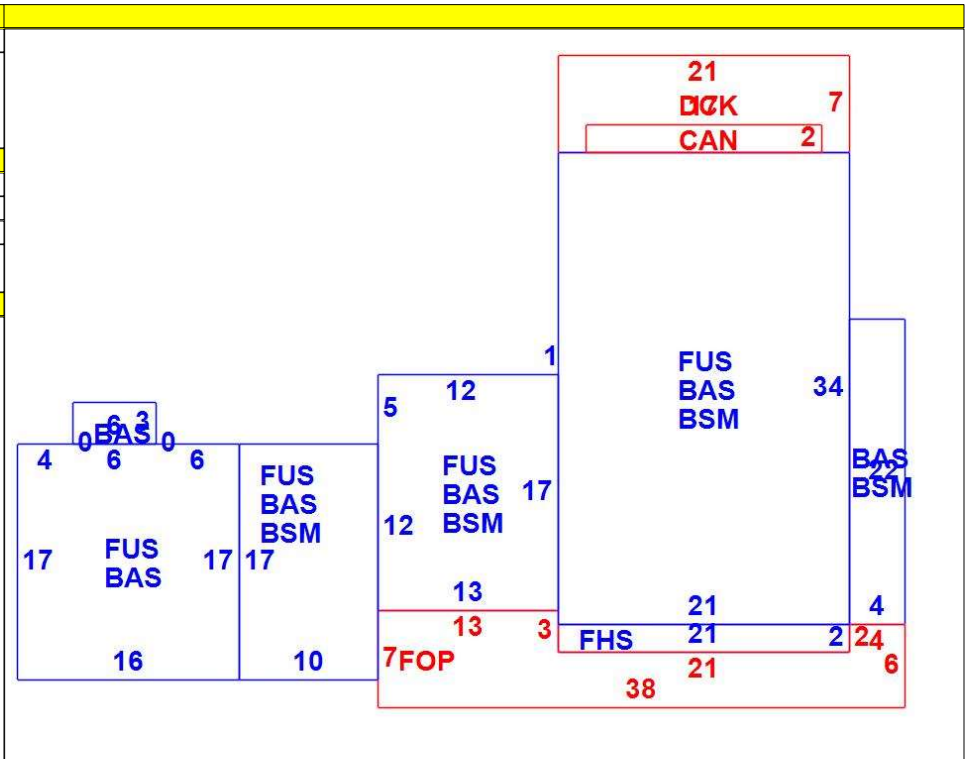
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
		Total	0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch									
0090													
NOTES										Appraised Bldg. Value (Card)		1,051,600	
										Appraised Xf (B) Value (Bldg)		0	
										Appraised Ob (B) Value (Bldg)		35,600	
										Appraised Land Value (Bldg)		1,137,200	
										Special Land Value		0	
										Total Appraised Parcel Value		2,224,400	
										Valuation Method		C	
										Total Appraised Parcel Value		2,224,400	

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-20-289	12-01-2020	AD	Addition	423,300	09-14-2021	100	01-31-2022	Build a 2 story addition, approx 9	02-09-2023	SJT	0		00	Measure & Listed	
BPO-20-347	11-30-2020	BP	Bldg Permit	20,000	03-19-2021	100		Move existing 17x28' cape across	10-01-2021	SJT	5		05	Measure - Under Construct	
BPO-20-186	10-08-2020	DM	Demolish	10,000	03-19-2021	100		Raze the rear 1 story section of t	09-14-2021	SJT	5		20	Field Review	
BPO-20-185	09-10-2020	RM	Remodel	15,000	03-19-2021	100		Interior gut of the entire front porti	06-02-2021	SJT	5		20	Field Review	
									04-05-2021	SJT	5		20	Field Review	
									03-11-2021	SJT	5		05	Measure - Under Construct	
									10-26-2020	SJT	5		20	Field Review	

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	20,909	SF	14.86	1.00000	5	1.00	0090	3.661		1.0000	54.39	1,137,200
Total Card Land Units					0.48	AC	Parcel Total Land Area					0.48	Total Land Value			1,137,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1193	
Model	01	Residential	Bsmt Type	03	
Grade	10	Custom +	Unfin Area	0.00	Partial
Stories	2				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			984,615
Interior Floor 2			Net Other Adj		77,593
Heat Fuel	03	Gas	Replace Cost		1,062,208
Heat Type	04	Forced Air-Duc	Year Built		2021
AC Type	03	Central	Effective Year Built		2020
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %	1	
Total Rooms	10		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor	1.000	
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		99
Extra Openings	0		Percent Good		99
Gas Fireplaces	0		Cns Sect Rcnd		1,051,600
Sq Ft Fin Bsmt	894		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	1193		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
FGR1	Garage - 1 Sto	L	576	52.00	1980	A	70	C	1.00	21,000
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500
FOP	Open Porch	L	168	35.00		A	70	C	1.00	4,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,483	1,483	1,483	310.80	460,917
BSM	Basement	0	1,193	239	62.26	74,281
CAN	Canopy	0	34	3	27.42	932
DCK	Deck	0	147	15	31.71	4,662
FHS	Finished Half Story	21	42	21	155.40	6,527
FOP	Open Porch	0	199	30	46.85	9,324
FUS	Finished Upper Story	1,377	1,377	1,377	310.80	427,972
Ttl Gross Liv / Lease Area		2,881	4,475	3,168		984,615

