

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WEBBER DON			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
WEBBER LISA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	414,600	414,600	
55 PILGRIM BYWAY				0 Medium		RES LAND	1010	469,400	469,400	
SUPPLEMENTAL DATA						RESIDNTL	1010	5,100	5,100	VISION
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2520 Total Acres .92 Chapter Lan		Cyclical 9 Exemption W District Res Exem					
GIS ID		F_877260_2835970	Assoc Pid#							
						Total		889,100	889,100	

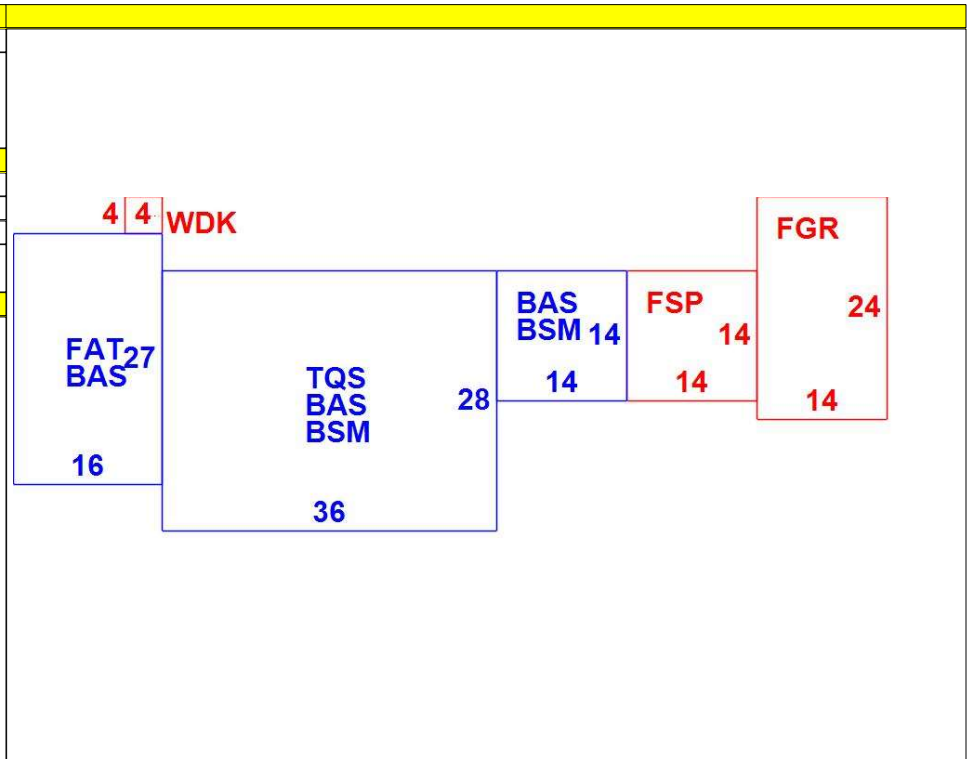
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WEBBER DON		53193 313	08-04-2020	Q	I	636,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HALL JEFFREY G		12745 0248	03-22-1994	Q	I	161,000	00	2023	1010	308,000	2022	1010	256,000	2021	1010	240,900
									1010	503,800		1010	320,100		1010	309,300
									1010	2,400		1010	2,400		1010	2,000
								Total		814,200	Total		578,500	Total		552,200

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)				414,600			
0060									Appraised Xf (B) Value (Bldg)				0			
								Appraised Ob (B) Value (Bldg)				5,100				
								Appraised Land Value (Bldg)				469,400				
								Special Land Value				0				
								Total Appraised Parcel Value				889,100				
								Valuation Method				C				
								Total Appraised Parcel Value				889,100				

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
126	07-15-2009	NC	New Construct	6,500		100		12X16 POOL DK		05-24-2021	SJD	9		01	Measure - No Entry
71	05-27-2009	MS	Miscellaneous	2,800		100		27' ABGRD POOL		04-12-2013	VGS			20	Field Review
180	05-07-2003	AD	Addition	34,000	01-13-2004	100		ONE STRY ADD		07-31-2009	KP		1	00	Measure & Listed
20010147	04-26-2001	RM	Remodel	14,500		100		REPLACE WINDOWS							
13116	03-14-1994	MN	Maintenance	5,000		100		FOUNDATION REPAIR							
11449	11-28-1989	MN	Maintenance	4,000	05-16-1996	100		STRIP & RESHINGLE RF							

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	0060	1.341			1.0000	11.74	469,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1204	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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	Net Other Adj		583,947
Interior Floor 2			Replace Cost		16,900
Heat Fuel	03	Gas	Year Built		600,848
Heat Type	04	Forced Air-Duc	Effective Year Built		1948
AC Type	03	Central	Depreciation Code		1990
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		31
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		69
Extra Openings	0		Cns Sect Rcnld		414,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1204		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
WDK	Deck	L	192	21.00	2009	G	85	C	1.00	3,400
SPL4	Above Ground	L	615	8.00	2009	A	70	D	0.50	1,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,636	1,636	1,636	198.76	325,166
BSM	Basement	0	1,204	241	39.78	47,900
FAT	Finished Attic	130	432	130	59.81	25,838
FGR	Garage	0	336	134	79.27	26,633
FSP	Screened Porch	0	196	39	39.55	7,752
TQS	Three Quarter Story	756	1,008	756	149.07	150,260
WDK	Deck	0	16	2	24.84	398
Ttl Gross Liv / Lease Area		2,522	4,828	2,938		583,947

