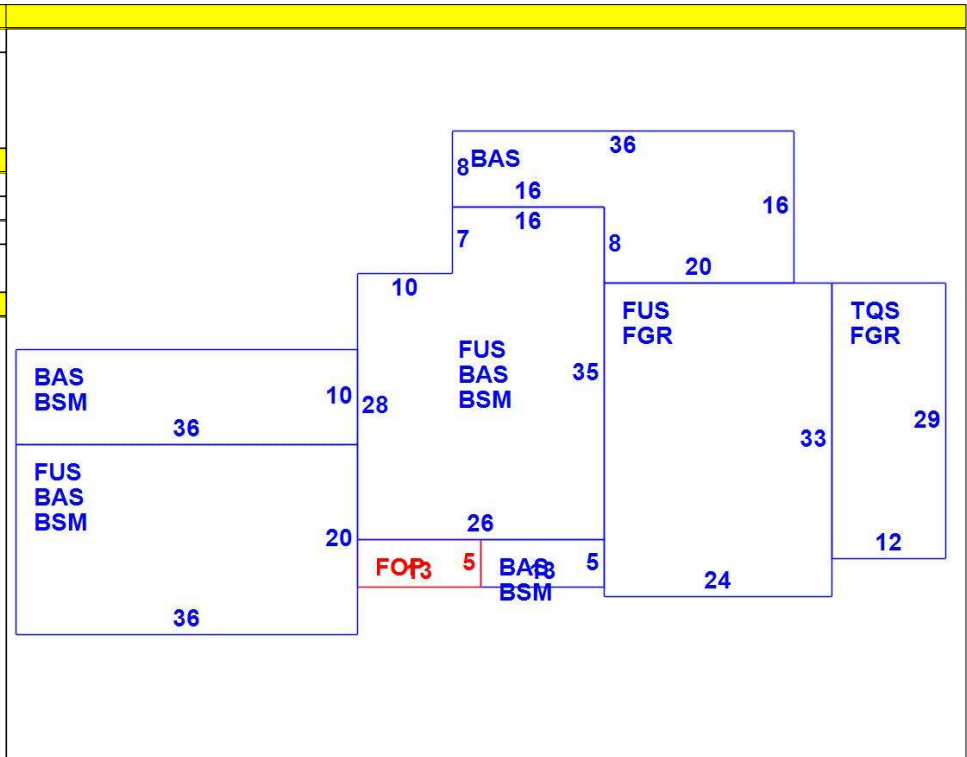


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
WALSH EDWARD J III			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed								
WALSH JENNIFER Q			0 No Sewer	0 Paved	0 Average	RESIDENTL	1040	922,300	922,300								
12 WICKED HILL				0 Medium		RES LAND	1040	498,400	498,400								
SUPPLEMENTAL DATA																	
Alt Prcl ID				Cyclical 9													
Scnd Home				Exemption													
Tax Class T				W													
Tot Fin Area 5046				District													
Total Acres .69				Res Exem													
Chapter Lan																	
GIS ID F_879121_2837136				Assoc Pid#													
							Total	1,420,700	1,420,700								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WALSH EDWARD J III		LCC 127165	07-20-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed				
WALSH JENNIFER		49887 0195	06-06-2018	U	I	1	1A	2023	1040	699,700	2022	1040	639,600				
WALSH EDWARD J III WALSH JENNIFER		LCC 123796	07-27-2016	U	V	1	1A		1040	593,200		1040	527,200				
WALSH EDWARD J III		LCC 117640	06-27-2012	U	I	620,000	1										
TONNER RICHARD C JR & PRISCILLA H		101158 0	04-29-2002	Q	I	650,000	00										
							Total	1,292,900	Total	1,166,800	Total	964,000					
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																	
Nbhd		Nbhd Name		B		Tracing		Batch									
0080																	
NOTES																	
575 SQ FT/LIVING IN REAR = IN-LAW LIV RM/BEDRM/FRIDGE/SINK/BTH 2XF=SINK IN IN-LAW & 1-4FIX BATH																	
BUILDING PERMIT RECORD																	
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result		
BP-19-312	10-09-2019	RM		52,000	05-21-2020	100		COMPLETE ROUGHED IN MAS		05-21-2020	SJT	5		20	Field Review		
2015-56	03-06-2015	RM	Remodel	35,000		100		KITCHEN REMODEL & ADD 3		01-06-2014	JLF	0	1	00	Measure & Listed		
2012-254	10-01-2012	AD	Addition	299,000	01-06-2014	100		DEMO FM RM & CONSTRUCT		08-02-2013	BH			01	Measure - No Entry		
										04-12-2013	VGS			20	Field Review		
										04-07-2010	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	1040	Two Family	RC	Primary	30,056 SF	11.03	1.00000	5	1.00	0080	1.503			1.0000	16.58	498,400	
Total Card Land Units					0.69 AC	Parcel Total Land Area					0.69	Total Land Value					498,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	2				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2	14	Wood Shingle			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		1,195,035
Heat Type	04	Forced Air-Duc	Replace Cost		51,360
AC Type	06	Partial	Year Built		1,246,396
Bedrooms	5		Effective Year Built		1960
Full Baths	4		Depreciation Code		1995
Half Baths	1		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	10		Depreciation %		26
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	1		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		74
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		922,300
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1080		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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

COST / MARKET VALUATION	
Net Other Adj	1,195,035
Replace Cost	51,360
Year Built	1,246,396
Effective Year Built	1960
Depreciation Code	1995
Remodel Rating	G
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	922,300
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,433	2,433	2,433	202.24	492,050
BSM	Basement	0	1,985	397	40.45	80,289
FGR	Garage	0	1,140	456	80.90	92,221
FOP	Open Porch	0	65	10	31.11	2,022
FUS	Finished Upper Story	2,352	2,352	2,352	202.24	475,668
TQS	Three Quarter Story	261	348	261	151.68	52,785
Ttl Gross Liv / Lease Area		5,046	8,323	5,909		1,195,035

