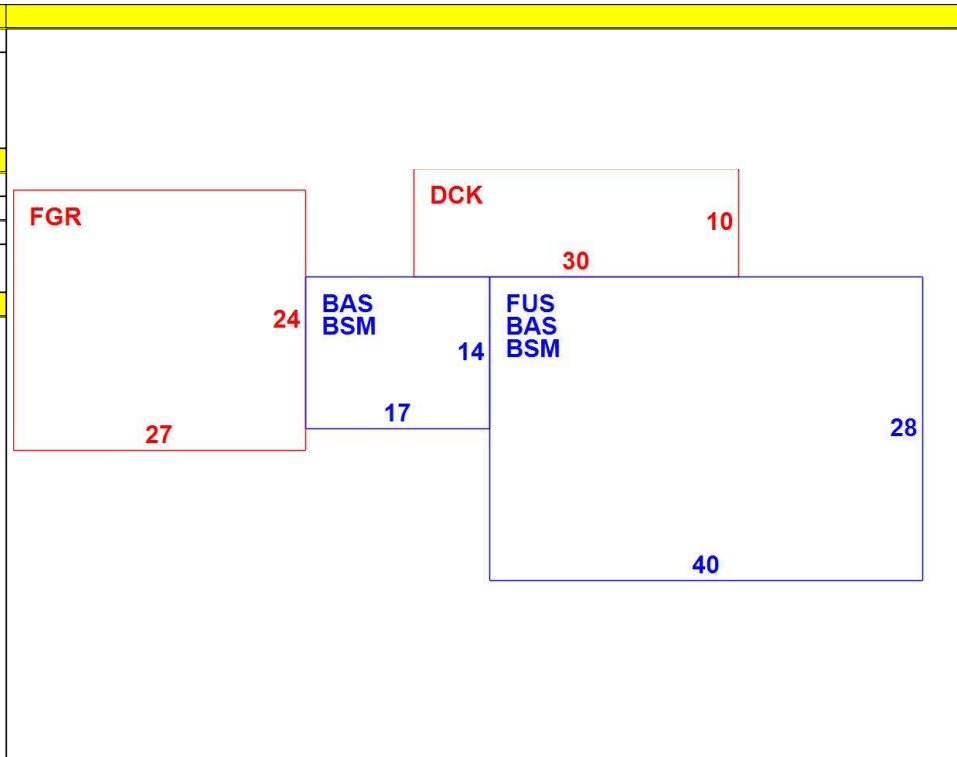


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION							
PECKRILL ROBERT M & PECKRILL P PECKRILL FAMILY TRUST 21 WADSWORTH LN DUXBURY MA 02332		0	Water	0	Dead End	0	Average	Description	Code			Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010			464,500	464,500				
				0	Light			RES LAND	1010			1,214,000	1,214,000				
SUPPLEMENTAL DATA						Total		1,678,500	1,678,500								
Alt Prcl ID		Cyclical		9													
Scnd Home		Exemption															
Tax Class T		W															
Tot Fin Area 2478		District															
Total Acres .69		Res Exem															
Chapter Lan																	
GIS ID F_879764_2835117		Assoc Pid#															
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
PECKRILL ROBERT M & PECKRILL PATR		53102 134	07-20-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed				
PECKRILL ROBERT M		5284 0299	01-25-1983	Q	I	157,000	00	2023	1010	354,700	2022	1010	325,100				
									1010	1,059,800		1010	722,700				
								Total		1,414,500	Total		1,047,800				
								Total		890,500	Total		890,500				
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int									
2023	22	22 VETERAN	400.00														
		Total	400.00														
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY											
Nbhd	Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)			464,500					
0090									Appraised Xf (B) Value (Bldg)			0					
										Appraised Ob (B) Value (Bldg)			0				
										Appraised Land Value (Bldg)			1,214,000				
										Special Land Value			0				
										Total Appraised Parcel Value			1,678,500				
										Valuation Method			C				
										Total Appraised Parcel Value			1,678,500				
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			
QP-20-19	02-24-2020	MN		4,675		100		INSULATION/WEATHERIZATIO	04-12-2013	VGS			20	Field Review			
15	01-27-2010	NC	New Construct	23,700	09-22-2010	100		225' SCR N PORCH	09-22-2010	KP		1	00	Measure & Listed			
8	01-15-2010	RM	Remodel	55,000	09-22-2010	100		KITC,2BATHRM,PWDRM									
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	30,056 SF	11.03	1.00000	5	1.00	0090	3.661			1.0001	40.39	1,214,000	
Total Card Land Units					0.69 AC	Parcel Total Land Area					0.69	Total Land Value					1,214,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1358	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2			Condo Flr		Factor%
Interior Floor 1	12	Hardwood	Condo Unit		
Interior Floor 2			COST / MARKET VALUATION		
Heat Fuel	02	Oil	Net Other Adj		552,150
Heat Type	05	Hot Water	Replace Cost		35,880
AC Type	01	None	Year Built		588,030
Bedrooms	4		Effective Year Built		1981
Full Baths	2		Depreciation Code		2000
Half Baths	1		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	9		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	364		Cns Sect Rcnld		464,500
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1358		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	1,358	1,358	1,358	181.69	246,732
BSM	Basement	0	1,358	272	36.39	49,419
DCK	Deck	0	300	30	18.17	5,451
FGR	Garage	0	648	259	72.62	47,057
FUS	Finished Upper Story	1,120	1,120	1,120	181.69	203,491
Ttl Gross Liv / Lease Area		2,478	4,784	3,039		552,150



21 WADSWORTH LN

