

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
RYAN RONAN G & URSULA A TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
WADSWORTH LANE REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,057,900	1,057,900
24 WADSWORTH LN				0 Light		RES LAND	1010	1,421,900	1,421,900
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 9					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 3643				District					
Total Acres .48				Res Exem					
Chapter Lan									
GIS ID F_879910_2835280				Assoc Pid#					
Total							2,479,800		2,479,800

905
 DUXBURY, MA
VISION

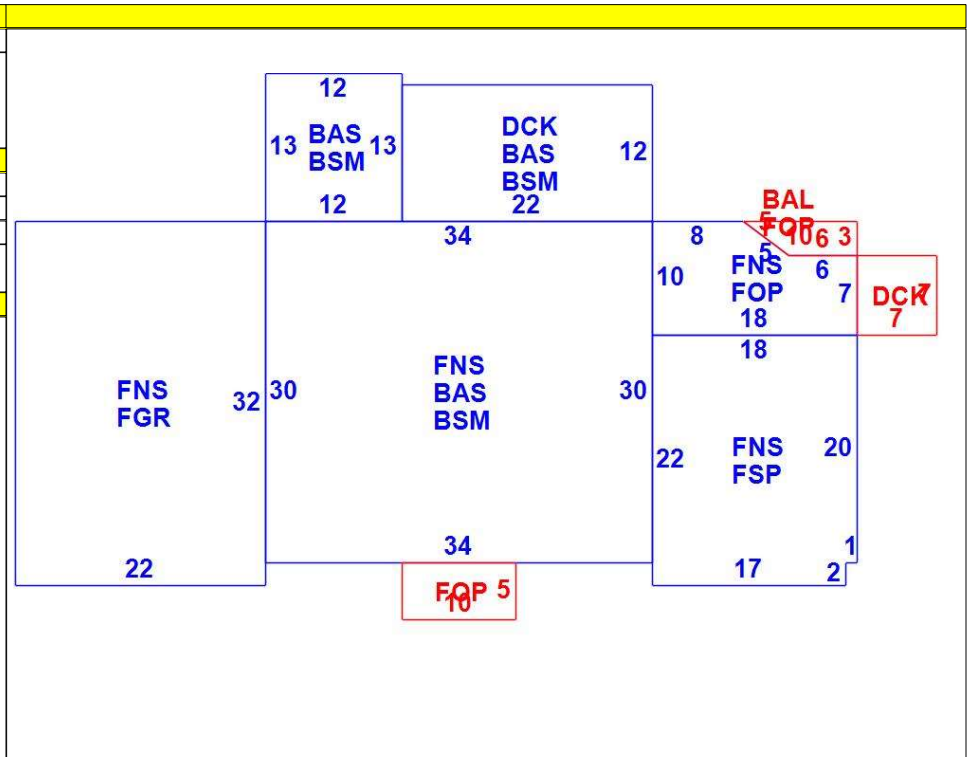
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
RYAN RONAN G & URSULA A TT		51300 282	06-28-2019	U	I	1,214,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OCONNELL GREGORY M		37741 0054	09-23-2009	U	I	761,000	1	2023	1010	846,800	2022	1010	797,600	2021	1010	704,000
WHITE JOHN W		14367 0264	05-17-1996	U	I	1	1F		1010	1,238,500		1010	859,400		1010	699,000
Total							2,085,300		Total		1,657,000		Total		1,403,000	

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										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)					1,057,900			
0090										Appraised Xf (B) Value (Bldg)					0			
										Appraised Ob (B) Value (Bldg)					0			
										Appraised Land Value (Bldg)					1,421,900			
										Special Land Value					0			
										Total Appraised Parcel Value					2,479,800			
										Valuation Method					C			
										Total Appraised Parcel Value					2,479,800			

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
BP-19-396	12-13-2019	AD		355,000	06-29-2020	100		ADD 3 BEDRMS,LAUNDRY,BAT		06-29-2020	SJT	5		20	Field Review
BP-19-347	10-22-2019	AD		10,000	03-11-2020	100		FOUNDATION ONLY FOR 2 AD		05-12-2020	SJT	5		20	Field Review
2015-375	11-06-2015	AD	Addition	51,600		100		12' X 22' ONE LEVEL ADDITION		03-11-2020	SJT	5		05	Measure - Under Construct
191	10-15-2009	RM	Remodel	33,000	12-21-2009	100		FINISH 560'BASEMENT		10-24-2016	JLF	10	1	00	Measure & Listed
14001	04-17-1996	NC	New Construct	105,000	03-25-1997	100		1 1/2 STY SNGL FMLY		04-12-2013	VGS			20	Field Review
										07-16-2010	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	1010	Single Family	RC	Primary	20,909	SF	14.86	1.00000	5	1.00	0090	3.661			V125	1.2500	68.00	1,421,900	
Total Card Land Units					0.48 AC		Parcel Total Land Area					0.48		Total Land Value					1,421,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,059,636
Interior Floor 2			Replace Cost		30,970
Heat Fuel	03	Gas	Year Built		1,090,605
Heat Type	05	Hot Water	Effective Year Built		2019
AC Type	03	Central	Depreciation Code		2018
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		3
Extra Fixtures	1		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		97
Extra Openings	0		Cns Sect Rcnld		1,057,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1440		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
BAL	Balcony	0	24	2	21.00	504
BAS	First Floor	1,440	1,440	1,440	252.05	362,958
BSM	Basement	0	1,440	288	50.41	72,592
DCK	Deck	0	313	31	24.96	7,814
FGR	Garage	0	704	282	100.96	71,079
FNS	Finished 90% Story	2,047	2,274	2,047	226.89	515,955
FOP	Open Porch	0	230	35	38.36	8,822
FSP	Screened Porch	0	394	79	50.54	19,912
Ttl Gross Liv / Lease Area		3,487	6,819	4,204		1,059,636

