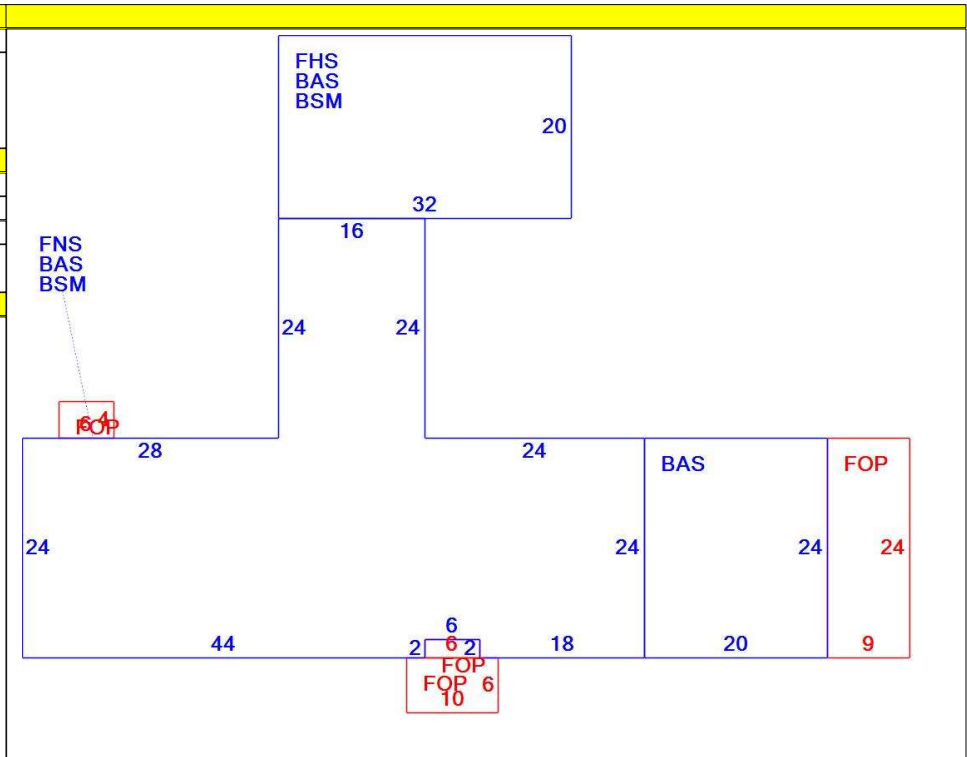


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
OCONNOR DANIEL J			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed							
OCONNOR AMY S			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,193,000	1,193,000							
18 WADSWORTH LN				0 Light		RES LAND	1010	2,614,100	2,614,100							
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	92,900	92,900							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4827 Total Acres 1.318 Chapter Lan		Cyclical 9 Exemption W District Res Exem												
GIS ID F_880004_2835382		Assoc Pid#				Total		3,900,000	3,900,000							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
OCONNOR DANIEL J		26179 0193	08-14-2003	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed			
EIGHTEEN WADSWORTH LN RLTY TRU		23867 0026	01-06-2003	U	I	100	1F	2023	1010	887,600	2022	1010	738,700			
OCONNOR DANIEL J		23858 0172	01-03-2003	Q	I	1,450,000	00		1010	2,280,300		1010	1,551,400			
									1010	64,200		1010	64,200			
								Total	3,232,100	Total	2,354,300	Total	2,025,900			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
								<b>APPRAISED VALUE SUMMARY</b>								
Total			0.00					Appraised Bldg. Value (Card)				1,193,000				
								Appraised Xf (B) Value (Bldg)				0				
								Appraised Ob (B) Value (Bldg)				92,900				
								Appraised Land Value (Bldg)				2,614,100				
								Special Land Value				0				
								Total Appraised Parcel Value				3,900,000				
								Valuation Method				C				
								Total Appraised Parcel Value				3,900,000				
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		
2015-408	12-01-2015	RM	Remodel	31,500	07-30-2018	100		20' X 30' ATTIC SPACE FOR HO ROOF,2100' LIVING SP	07-30-2018	JLF	5		01	Measure - No Entry		
269	09-05-2007	RM	Remodel	270,000		100			04-12-2013	VGS				20	Field Review	
									07-09-2012	KP	4	1	20	Field Review		
									04-06-2011	KP		6	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	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		V200	2.0000	64.07	2,562,800
1	1010	Single Family	RC	Residual	0.400 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	51,300
Total Card Land Units					1.32 AC	Parcel Total Land Area					1.32	Total Land Value				2,614,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2644	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	320.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	0				
Extra Fixtures	5				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2644				

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

COST / MARKET VALUATION		
Net Other Adj		1,357,982
Replace Cost		45,500
Year Built		1,403,482
Effective Year Built		1961
Depreciation Code		2006
Remodel Rating		E
Year Remodeled		
Depreciation %		15
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		85
Cns Sect Rcnd		1,193,000
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
FGR1	Garage - 1 Sto	L	1,080	52.00	2000	A	70	C	1.00	39,300
SPL1	Ing Pool - Ave	L	576	64.00	1995	A	70	C	1.00	25,800
PTO	Patio	L	600	15.00	1995	A	70	C	1.00	6,300
SHD1	Shed	L	32	21.00	1980	A	70	C	1.00	500
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,124	3,124	3,124	233.17	728,423
BSM	Basement	0	2,644	529	46.65	123,347
FHS	Finished Half Story	320	640	320	116.59	74,614
FNS	Finished 90% Story	1,804	2,004	1,804	209.90	420,639
FOP	Open Porch	0	312	47	35.12	10,959
Ttl Gross Liv / Lease Area		5,248	8,724	5,824		1,357,982

