

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
STUHLFAUT JOSHUA W			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
VARGAS ALISON A			0 Septic	0 Paved	0 Average	RESIDNTL	1010	950,000	950,000
52 S STATION ST		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	582,500	582,500
DUXBURY MA 02332		Alt Prcl ID	Cyclical 9			RESIDNTL	1010	77,800	77,800
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 4077	District						
		Total Acres 2.278	Res Exem						
		Chapter Lan							
		GIS ID F_878294_2836834	Assoc Pid#						
						Total		1,610,300	1,610,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
STUHLFAUT JOSHUA W		42054 0042	10-04-2012	U	I	1,240,000	1	Year	Code	Assessed	Year	Code	Assessed	
WILLIAMS C GARRETT & BETH E		15245 0089	06-13-1997	U	I	100	1A	2023	1010	943,500	2022	1010	852,100	
BEW RLTY TRUST		15091 0007	04-11-1997	U	I	100	1A		1010	704,000		1010	544,500	
WILLIAMS C GARRETT		14884 0251	12-31-1996	Q	I	485,000	00		1010	52,800		1010	52,800	
BLACKBURN ANTHONY J &		10055 0097	11-30-1990	Q	I	478,000	00					1010	52,800	
						Total		1,700,300		Total		1,449,400	Total	1,291,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	950,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	77,800
Appraised Land Value (Bldg)	582,500
Special Land Value	0
Total Appraised Parcel Value	1,610,300
Valuation Method	C
Total Appraised Parcel Value	1,610,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

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
14361	01-28-1997	RM	Remodel	68,000		100		EXTENSIVE REMODELING BASEMT INTO OFFICE	08-18-2020	SJT	10		20	Field Review
12062	10-15-1991	RM	Remodel	1,500	01-01-1992	100			04-12-2013	VGS			20	Field Review
									09-27-2012	KP	6		30	Quality Control
									05-20-2008	BSB		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	40,000	SF 8.75	1.00000	5	1.00	0080	1.503			13.15	526,100	
1	1010	Single Family	RC	Residual	1.360	AC 35,000.00	0.78823	5	1.00	0080	1.503			0.95	56,400	
Total Card Land Units					2.28	AC	Parcel Total Land Area					2.28	Total Land Value			582,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	2342	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,074,509
Interior Floor 2			Net Other Adj		84,075
Heat Fuel	03	Gas	Replace Cost		1,158,584
Heat Type	05	Hot Water	Year Built		1742
AC Type	03	Central	Effective Year Built		2003
Bedrooms	4		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	3		Depreciation %		18
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		950,000
Sq Ft Fin Bsmt	726		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	2342		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	816	52.00	1970	A	70	C	1.00	29,700
SPL2	Ing Pool-Good	L	700	89.00	1970	A	70	C	1.00	43,600
PTO	Patio	L	425	15.00	1980	A	70	C	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,563	2,563	2,563	234.25	600,385
BSM	Basement	0	2,342	468	46.81	109,629
FHS	Finished Half Story	153	306	153	117.13	35,840
FSP	Screened Porch	0	209	42	47.07	9,839
FUS	Finished Upper Story	578	578	578	234.25	135,397
TQS	Three Quarter Story	783	1,044	783	175.69	183,419
Ttl Gross Liv / Lease Area		4,077	7,042	4,587		1,074,509

