

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WALL DANIEL G			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
WALL KATHRINE R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,259,300	1,259,300
50 POSSUM RUN				0 Light		RES LAND	1010	525,700	525,700
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 9					
Scnd Home				Exemption					
Tax Class T				W					
Tot Fin Area 4473				District					
Total Acres 1.327				Res Exem					
Chapter Lan									
GIS ID F_877479_2837376				Assoc Pid#					
						Total		1,785,000	1,785,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WALL DANIEL G		51559 169	08-27-2019	Q	I	1,150,000	00	Year	Code	Assessed	Year	Code	Assessed
DAVIS MARY B & JOHN J		40687 0194	12-07-2011	Q	I	100	00	2023	1010	951,800	2022	1010	868,800
DAVIS MARY B		30440 0310	04-29-2005	Q	I	1,300,000	00		1010	625,200		1010	482,800
BERN RANDY S		30440 0308	04-29-2005	Q	I	100	00						
BERN RANDY & JENNIFER TRUSTEES		26944 0254	11-03-2003	U	I	1	1F						
Total								1,577,000	Total	1,351,600	Total	1,150,800	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

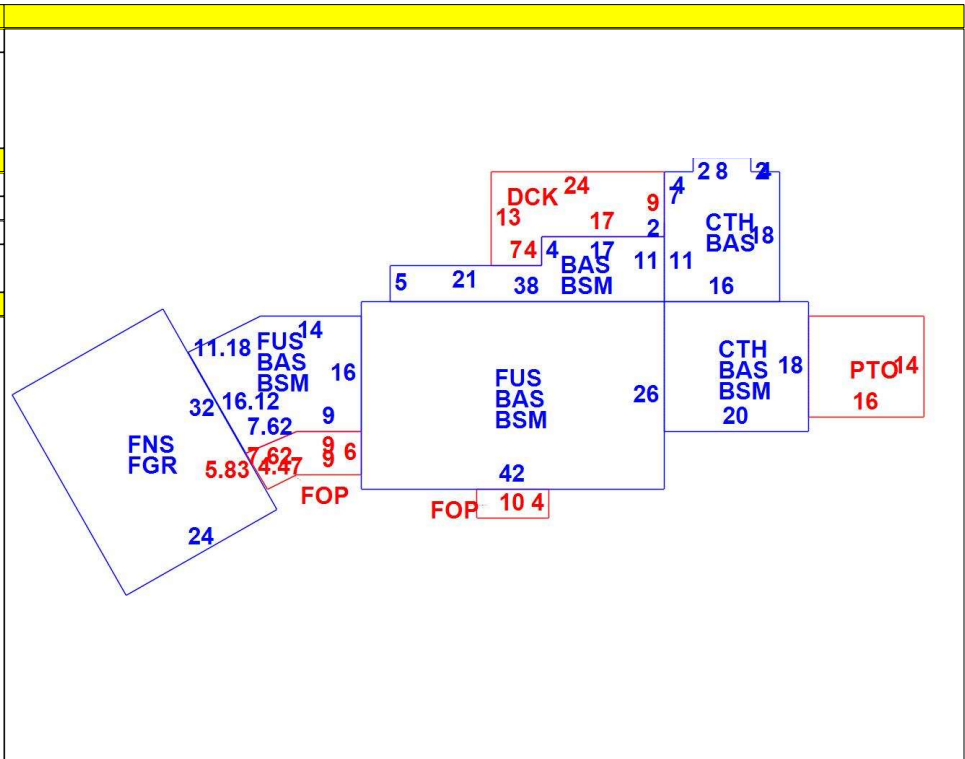
NOTES									

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
20000325	08-22-2000	AD	Addition	30,000		100		DECK,PERGOLA&SUN RM		05-11-2020	SJD	9		20	Field Review
12341	05-21-1992	NC	New Construct	230,000	01-01-1994	100		BUILD NEW HOUSE		04-12-2013	VGS			20	Field Review
										03-09-2011	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	PD	Primary	39,465	SF	8.84	1.00000	5	1.00	0080	1.503		13.29	524,400	
1	1010	Single Family	WP	Undevelop	0.421	AC	2,000.00	1.00000	0	1.00	0080	1.503	EASEMENT	0.07	1,300	
Total Card Land Units					1.33	AC	Parcel Total Land Area					1.33	Total Land Value			525,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2048	
Model	01	Residential	Bsmt Type	04	
Grade	11	Prime	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
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	3				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2048				

CONDO DATA			
Parcel Id	C	Own	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		1,527,129	
Replace Cost		47,025	
Year Built		1,574,154	
Effective Year Built		1992	
Depreciation Code		2001	
Remodel Rating		A	
Year Remodeled			
Depreciation %		20	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		80	
Cns Sect Rcnld		1,259,300	
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	2,352	2,352	2,352	287.60	676,423
BSM	Basement	0	2,048	410	57.58	117,914
CTH	Cathedral Ceiling	0	664	66	28.59	18,981
DCK	Deck	0	244	24	28.29	6,902
FGR	Garage	0	768	307	114.96	88,292
FNS	Finished 90% Story	691	768	691	258.76	198,728
FOP	Open Porch	0	128	19	42.69	5,464
FUS	Finished Upper Story	1,430	1,430	1,430	287.60	411,261
PTO	Patio	0	224	11	14.12	3,164
Ttl Gross Liv / Lease Area		4,473	8,626	5,310		1,527,129

