

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WEBSTER MARY C			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	940,800	940,800
74 PRIOR FARM RD		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	536,600	536,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3291 Total Acres 1.118 Chapter Lan GIS ID F_876042_2837492			0 Medium	RESIDNTL	1010	71,300	71,300
					Cyclical Exemption W District Res Exem Assoc Pid#				
							Total	1,548,700	1,548,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PIKUL TERRENCE	LCC	135563	06-29-2023	Q	I	1,605,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WEBSTER MARY C	LCC	125457	07-14-2017	Q	I	994,500	00	2023	1010	708,900	2022	1010	595,800	2021	1010	555,000
POLCARI RICHARD & CAROL F	LCC	92207	10-10-1997	Q	I	385,000	00		1010	638,200		1010	492,000		1010	410,000
									1010	49,000		1010	49,000		1010	49,000
								Total	1,396,100		Total	1,136,800		Total	1,014,000	

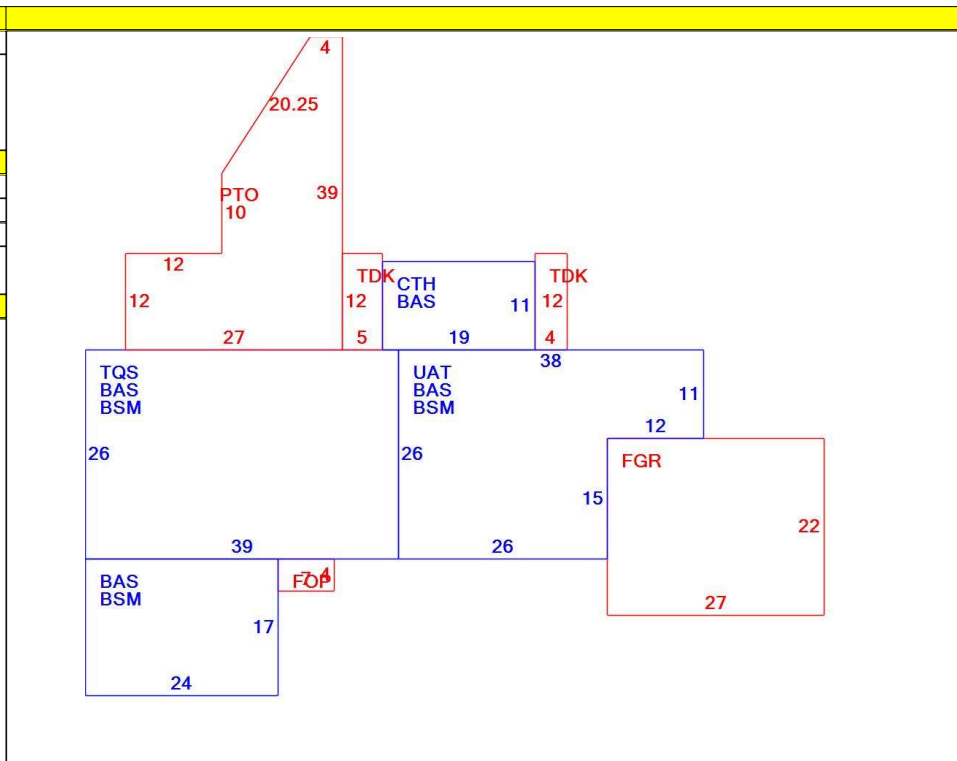
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch											
0080															
NOTES															
										Appraised Bldg. Value (Card)		940,800			
										Appraised Xf (B) Value (Bldg)		0			
										Appraised Ob (B) Value (Bldg)		71,300			
										Appraised Land Value (Bldg)		536,600			
										Special Land Value		0			
										Total Appraised Parcel Value		1,548,700			
										Valuation Method		C			
										Total Appraised Parcel Value		1,548,700			

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	
2017-176	09-09-2016	MN	Maintenance	8,900		100		STRIP & REROOF 25 SQUARE	12-21-2017	SJD	9		01	Measure - No Entry	
326	07-11-2005	AD	Addition	28,000	09-14-2006	100		EXP 2ND FLR BDR/GAR	04-12-2013	VGS			20	Field Review	
20000329	08-23-2000	RM	Remodel	50,000	05-01-2001	100		SEC OF EXIST 1ST FL	09-14-2006	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	40,000	SF	8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.200	AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	10,500
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			536,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	2230	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,019,197
Interior Floor 2			Replace Cost		74,725
Heat Fuel	02	Oil	Year Built		1,093,922
Heat Type	05	Hot Water	Effective Year Built		1965
AC Type	03	Central	Depreciation Code		2007
Bedrooms	5		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		14
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		86
Extra Openings	0		Cns Sect Rcnld		940,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	884		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	2230		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
SPL2	Ing Pool-Good	L	667	89.00	1980	A	70	C	1.00	41,600
PHS	Pool House	L	203	143.00	2005	G	85	C	1.00	24,700
FOP	Open Porch	L	168	35.00	2005	G	85	C	1.00	5,000

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,439	2,439	2,439	250.23	610,317
BSM	Basement	0	2,230	446	50.05	111,604
CTH	Cathedral Ceiling	0	209	21	25.14	5,255
FGR	Garage	0	594	238	100.26	59,555
FOP	Open Porch	0	28	4	35.75	1,001
PTO	Patio	0	636	32	12.59	8,007
TDK	Trex Deck	0	108	11	25.49	2,753
TQS	Three Quarter Story	761	1,014	761	187.80	190,427
UAT	Unfinished Attic	0	808	121	37.47	30,278
Ttl Gross Liv / Lease Area		3,200	8,066	4,073		1,019,197

