

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PRATT JOHN K			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
PRATT BRIDGETT W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	668,200	668,200	
172 MEETING HOUSE RD		SUPPLEMENTAL DATA			RES LAND	1010	527,000	527,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2668 Total Acres .92 Chapter Lan GIS ID F_875744_2836335			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	46,200	8,700	
						Total		1,241,400	1,203,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRATT JOHN K	LCC	1148480	06-30-2010	Q	I	685,000	00	Year	Code	Assessed	Year	Code	Assessed
WILLIAMS CARLTON F	LCC	100528	12-27-2001	U	I	1	1F	2023	1010	516,900	2022	1010	473,900
WILLIAMS RLTY TRUST	LCC	99674	07-30-2001	U	I	100	1F		1010	626,900		1010	483,300
WILLIAMS CARLTON F	LCC	88439	08-22-1995	Q	I	284,000	00		1010	6,300		1010	0
DAY STEPHEN	LCC	77806	09-28-1990	Q	I	287,000	00	Total		1,150,100	Total		957,200
								Total		818,200	Total		818,200

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 668,200				
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES			
BASEMENT IS SEMI-FINISHED			
Appraised Land Value (Bldg) 527,000			
Special Land Value 0			
Total Appraised Parcel Value 1,241,400			
Valuation Method C			
Total Appraised Parcel Value 1,241,400			

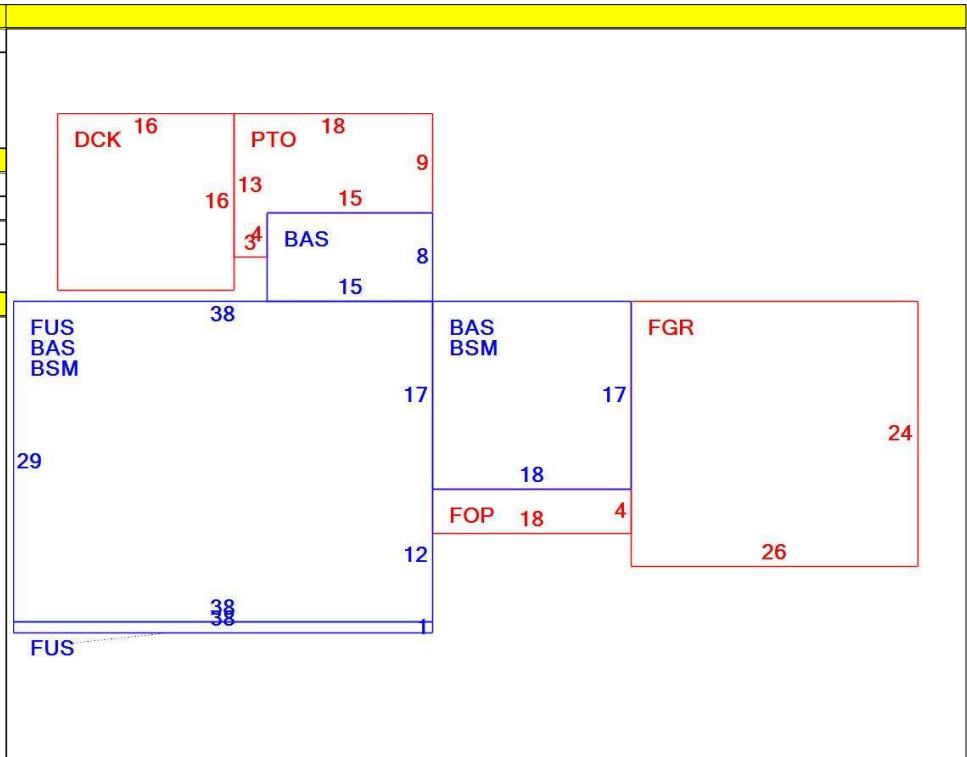
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-379	10-17-2018	SP	Solar Panels	29,143		100		ROOF MOUNTED PV SOLAR S	03-12-2019	SJT	5	9	30	Quality Control
20000158	05-09-2000	MN	Maintenance	7,000		100		STRIP AND REROOF	04-12-2013	VGS			20	Field Review
									11-29-2010	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	40,075 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	527,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	500				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1408				

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

COST / MARKET VALUATION	
Net Other Adj	735,205
Replace Cost	50,880
Year Built	786,086
Effective Year Built	1964
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 Rcnld	668,200
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
SLR	Solar Panels	L	25	1050.00	2018	E	100	C	1.00	37,500
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,528	1,528	1,528	226.50	346,086
BSM	Basement	0	1,408	282	45.36	63,872
DCK	Deck	0	256	26	23.00	5,889
FGR	Garage	0	624	250	90.74	56,624
FOP	Open Porch	0	72	11	34.60	2,491
FUS	Finished Upper Story	1,140	1,140	1,140	226.50	258,205
PTO	Patio	0	174	9	11.72	2,038
Ttl Gross Liv / Lease Area		2,668	5,202	3,246		735,205



172 MEETING HOUSE RD

