

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WOLFF JOHN A			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
WOLFF JEANNE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,744,600	1,744,600
10 HERON WAY		SUPPLEMENTAL DATA				RES LAND	1010	779,500	779,500
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2662 Total Acres 1.178 Chapter Lan GIS ID F_878472_2838895				RESIDNTL	1010	27,100	27,100
				Cyclical Exemption W District Res Exem	5				
				Assoc Pid#					
							Total	2,551,200	2,551,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WOLFF JOHN A		49406 0115	01-16-2018	Q	I	1,995,000	00	Year	Code	Assessed	Year	Code	Assessed
FAWCETT ROBERT R & MARIA		29067 0197	09-15-2004	Q	I	950,000	00	2023	1010	1,334,300	2022	1010	1,236,900
RFM RLTY TRUST		15648 0181	11-14-1997	Q	I	520,000	00		1010	810,700		1010	724,900
MURRAY DOUGLASS E JR		10339 0221	06-21-1991	Q	V	183,000	00		1010	15,000		1010	15,000
							Total	2,160,000	Total	1,976,800	Total	1,740,700	

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)	1,744,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	27,100
Appraised Land Value (Bldg)	779,500
Special Land Value	0
Total Appraised Parcel Value	2,551,200
Valuation Method	C
Total Appraised Parcel Value	2,551,200

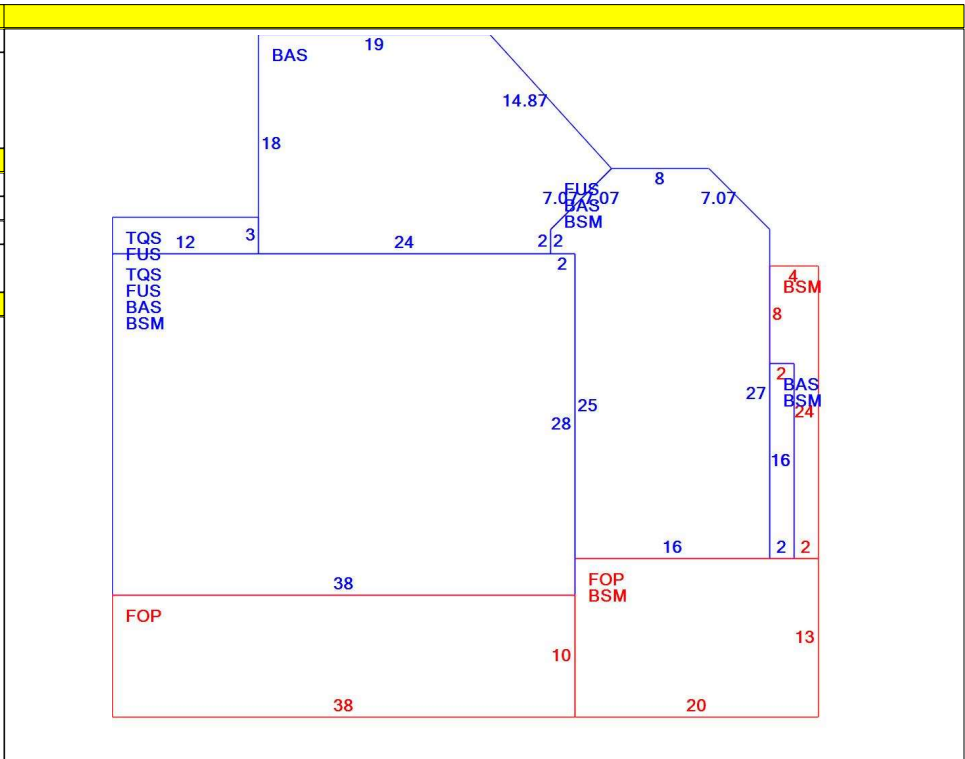
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0094			

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
2014-65	03-20-2014	MN	Maintenance	30,000		100		RPL EXISTING POOL WITH 16X				10-19-2020	SJT	10		20	Field Review
182	07-18-2012	AD	Addition	405,000	06-30-2013	100		REMOVE & REPLACE 756' OF 2				04-22-2014	JLF	5	1	00	Measure & Listed
254	06-14-2005	RM	Remodel	17,000		100		436SF BASEM/BEDR/BR				04-17-2014	JLF	5	1	01	Measure - No Entry
580	11-26-2004	MN	Maintenance	10,000		100		CEILINGS BUILT-INS				08-01-2013	BH			01	Measure - No Entry
14825	02-25-1998	NC	New Construct	16,000		100		16X36 VYNL INGR POOL				04-12-2013	VGS			20	Field Review
											03-13-2013	AO	6	6	30	Quality Control	
											10-03-2006	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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0094	1.978		V110	1.1000	19.04	761,500
1	1010	Single Family	PD	Residual	0.260 AC	35,000.00	1.00000	5	1.00	0094	1.978			1.0000	1.59	18,000
Total Card Land Units					1.18 AC	Parcel Total Land Area					1.18	Total Land Value				779,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	2.75		CONDO DATA		
Occupancy	1		Parcel Id C Ownr B S		
Exterior Wall 1	14	Wood Shingle	Adjust Type	Code	Description Factor%
Exterior Wall 2			Condo Flr		
Roof Structure	03	Gable	Condo Unit		
Roof Cover	10	Wood Shingle	COST / MARKET VALUATION		
Interior Wall 1	05	Drywall	Net Other Adj		1,791,225
Interior Wall 2			Replace Cost		125,950
Interior Floor 1	12	Hardwood	Year Built		2012
Interior Floor 2			Effective Year Built		2012
Heat Fuel	02	Oil	Depreciation Code		A
Heat Type	05	Hot Water	Remodel Rating		
AC Type	03	Central	Year Remodeled		
Bedrooms	4		Depreciation %	9	
Full Baths	3		Functional Obsol		
Half Baths	1		External Obsol		
Extra Fixtures	5		Trend Factor	1.000	
Total Rooms	8		Condition		
Bath Style	03	Modern	Condition %		
Kitchen Style	03	Modern	Percent Good	91	
Extra Kitchens	0		Cns Sect Rcnld		1,744,600
Fireplaces	1		Dep % Ovr		
Extra Openings	1		Dep Ovr Comment		
Gas Fireplaces	0		Misc Imp Ovr		
Sq Ft Fin Bsmt	800		Misc Imp Ovr Comment		
FBM Quality	04	Above Average	Cost to Cure Ovr		
Foundation	06	Poured Conc	Cost to Cure Ovr Comment		
Bsmt Garage	3				
Bsmt Area	1424				



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
SHD1	Shed	L	88	21.00	1980	A	70	C	1.00	1,300
SPL1	Ing Pool - Ave	L	576	64.00	1998	A	70	C	1.00	25,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,042	2,042	2,042	362.01	739,224
BSM	Basement	0	1,921	384	72.36	139,012
FOP	Open Porch	0	640	96	54.30	34,753
FUS	Finished Upper Story	1,601	1,601	1,601	362.01	579,578
TQS	Three Quarter Story	825	1,100	825	271.51	298,658
Ttl Gross Liv / Lease Area		4,468	7,304	4,948		1,791,225

