

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILLIAMS COLBY			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
WILLIAMS ERIKA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	515,000	515,000
767 UNION ST		SUPPLEMENTAL DATA			RES LAND	1010	353,100	353,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1770 Total Acres 1.006 Chapter Lan GIS ID F_859462_2851391			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,900	2,900
						Total		871,000	871,000

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
WILLIAMS COLBY	41684	0167	07-23-2012	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
GRAUL ERIKA LYNNE	36277	0286	08-15-2008	U	I	400,000	1I	2023	1010	499,100	2022	1010	413,100	
WELLS FARGO BANK N A TT	35360	0062	12-03-2007	U	I	561,080	1L		1010	367,200		1010	302,400	
ADAMOS JAMES C	30669	0040	06-07-2005	Q	I	650,000	00		1010	1,900		1010	1,900	
						Total		868,200	Total		717,400	Total		618,900

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
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	515,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,900
Appraised Land Value (Bldg)	353,100
Special Land Value	0
Total Appraised Parcel Value	871,000
Valuation Method	C
Total Appraised Parcel Value	871,000

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
QPO-23-30	09-27-2023	MN	Maintenance	8,000		100		INSULATION	08-14-2018	JLF	5		12	Property Estimated - No Ac
2014-293	10-02-2014	NC	New Construct	32,000	08-14-2018	100		24' X 28' ATTACHED GARAGE	04-12-2013	VGS			20	Field Review
2014-104	06-19-2014	MN	Maintenance	3,638		100		REPLACE 3 WINDOWS	08-09-2003	KP		1	00	Measure & Listed
193	05-21-2002	AD	Addition	52,000	08-09-2003	100		15X22&10X13 W/ENTRY						

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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.089	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	3,100
Total Card Land Units					1.01	AC	Parcel Total Land Area			1.01	Total Land Value			353,100	

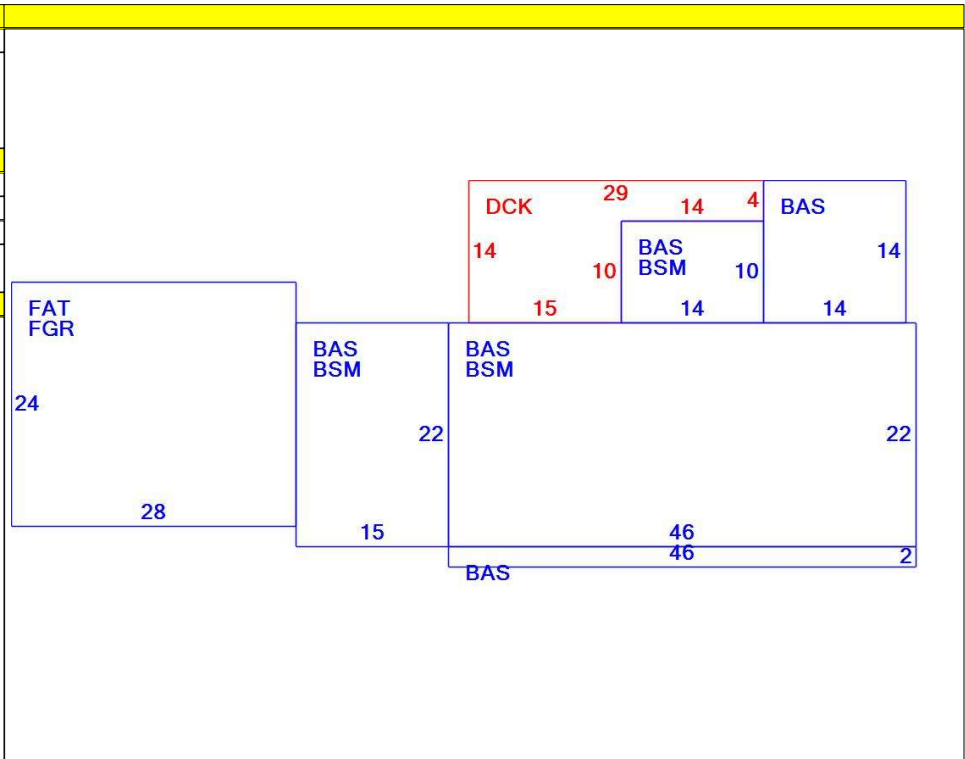
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1482	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1720				
FBM Quality	04	Above Average			
Foundation	04	Brick			
Bsmt Garage	0				
Bsmt Area	1482				

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

COST / MARKET VALUATION			
Net Other Adj			586,807
Replace Cost			90,880
Year Built			677,687
Effective Year Built			1970
Depreciation Code			1997
Remodel Rating			G
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		515,000	
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
SHD1	Shed	L	196	21.00	1980	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,770	1,770	1,770	228.86	405,089
BSM	Basement	0	1,482	296	45.71	67,744
DCK	Deck	0	266	27	23.23	6,179
FAT	Finished Attic	202	672	202	68.80	46,231
FGR	Garage	0	672	269	91.61	61,564
Ttl Gross Liv / Lease Area		1,972	4,862	2,564		586,807



767 UNION ST

