

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WADSWORTH EDWARD K		0	Water	0 Private	0 Average	Description	Code	Appraised	Assessed
WADSWORTH NANCY S		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	365,100	365,100
30 STETSON PL				0 Light		RES LAND	1010	1,012,300	1,012,300
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010		21,600	21,600
Alt Prcl ID		Cyclical 8							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2592		District							
Total Acres .282		Res Exem							
Chapter Lan									
GIS ID F_880431_2838563		Assoc Pid#							
							Total	1,399,000	1,399,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WADSWORTH EDWARD K	37270	0266	05-29-2009	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
WADSWORTH NANCY S TRS	32201	0133	02-10-2006	U	I	100	1A	2023	1010	335,800	2022	1010	276,300
WADSWORTH EDWARD K	16534	0301	08-25-1998	U	I	1	1F		1010	878,300		1010	598,100
WADSWORTH NANCY S TRUSTEE	12190	0347	09-09-1993	U	I	100	1F		1010	11,400		1010	11,400
							Total	1,225,500	Total	885,800	Total	817,100	

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)	365,100		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	21,600		
Appraised Land Value (Bldg)	1,012,300		
Special Land Value	0		
Total Appraised Parcel Value	1,399,000		
Valuation Method	C		
Total Appraised Parcel Value	1,399,000		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

NOTES													

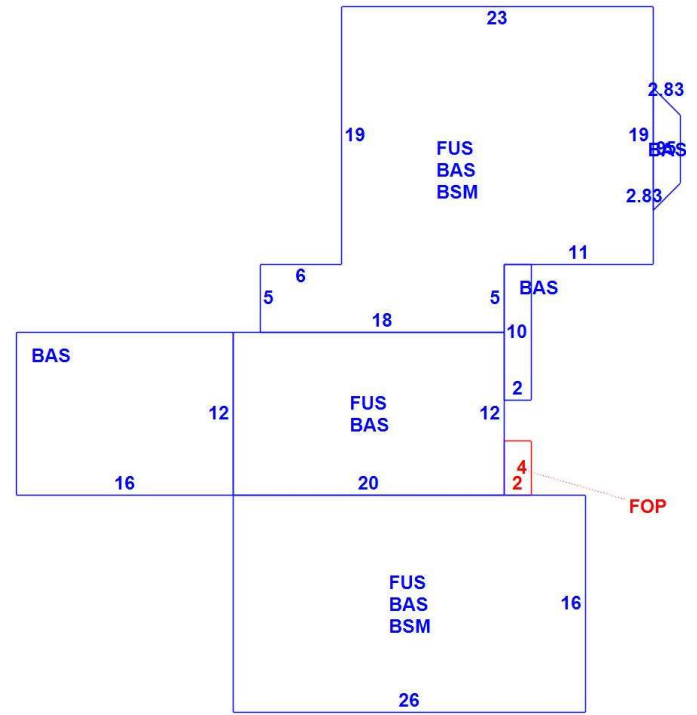
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-18	02-02-2023	MN	Maintenance	4,886		100	02-02-2023	WEATHERIZAION/AIR SEALING	01-09-2023	SJT	10		00	Measure & Listed
QP-20-21	06-02-2020	MN	Maintenance	3,926		100		Replace roof on det garage	04-12-2013	VGS			20	Field Review
									08-05-2008	BSB		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	12,308	SF	22.47	1.00000	5	1.00	0090	3.661		1.0000	82.25	1,012,300
Total Card Land Units					0.28	AC	Parcel Total Land Area					0.28	Total Land Value			1,012,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	943	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	943				

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

COST / MARKET VALUATION		
Net Other Adj		526,071
Replace Cost		18,850
Year Built		544,921
Effective Year Built		1890
Depreciation Code		1988
Remodel Rating		A
Year Remodeled		
Depreciation %		33
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		67
Cns Sect Rcnd		365,100
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
FGR1	Garage - 1 Sto	L	340	52.00	1940	F	55	C	1.00	9,700
SHD1	Shed	L	96	21.00	1960	P	35	C	1.00	700
PTO	Patio	L	234	15.00	1985	A	70	C	1.00	2,500
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	1,409	1,409	1,409	189.10	266,439
BSM	Basement	0	943	189	37.90	35,740
FOP	Open Porch	0	8	1	23.64	189
FUS	Finished Upper Story	1,183	1,183	1,183	189.10	223,703
Ttl Gross Liv / Lease Area		2,592	3,543	2,782		526,071

