

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ENGGASSER JUSTIN L		0	Water	0 Private	0 Average	Description	Code	Appraised	Assessed
ENGGASSER JODI J		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	561,600	561,600
1 BUMBLEBEE LN				0 Light		RES LAND	1010	1,128,000	1,128,000
SUPPLEMENTAL DATA									
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W			8				
	Scnd Home	District Res Exem							
	Tax Class T	Assoc Pid#							
	Tot Fin Area 3825								
	Total Acres .46								
	Chapter Lan								
	GIS ID F_880783_2838207								
Total								1,689,600	1,689,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ENGGASSER JUSTIN L	49241	0276	11-30-2017	Q	I	1,100,000	00	Year	Code	Assessed	Year	Code	Assessed			
WADSWORTH CAROLYN D	11153	0117	07-30-1992	U	I	1	1A	2023	1010	556,200	2022	1010	500,700			
									1010	983,100		1010	684,600			
Total										1,539,300			1,185,300			1,018,600

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)	561,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	1,128,000
Special Land Value	0
Total Appraised Parcel Value	1,689,600
Valuation Method	C
Total Appraised Parcel Value	1,689,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0090			

NOTES									
Placard on house shows: Pelig Churchill 1795									

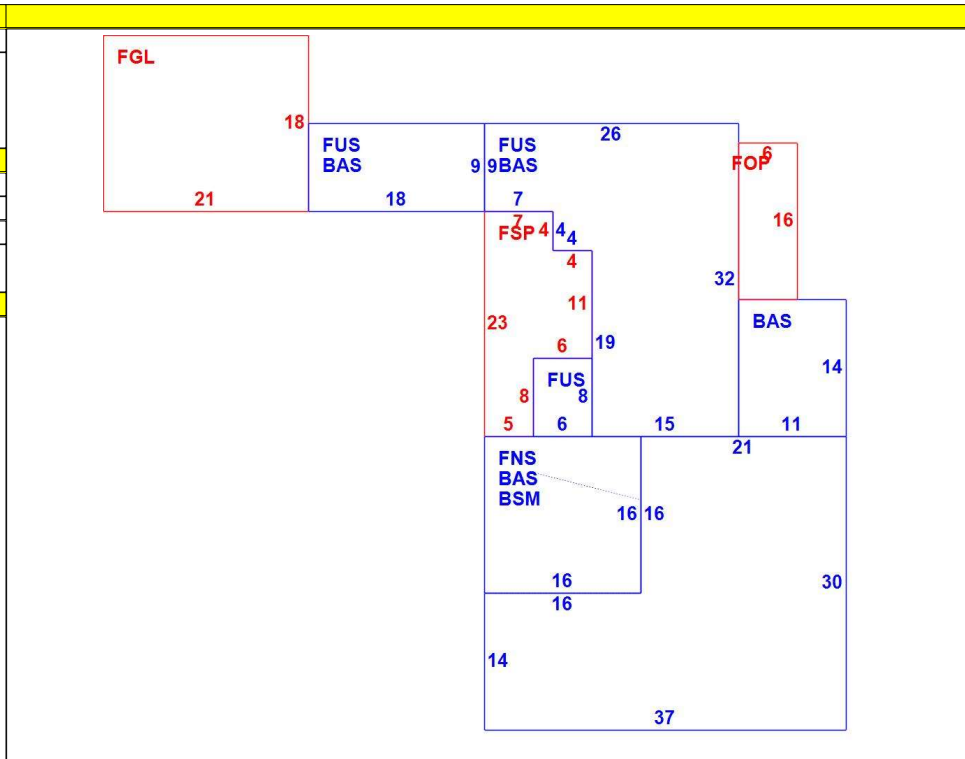
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-204	06-09-2022	AD	Addition	8,000	04-05-2023	100		6X16 COVERED PORCH. Card	04-05-2023	SJT	5		20	Field Review
BPO-21-507	11-29-2021	RM	Remodel	127,000		100	03-08-2022	REMODEL KITCHEN/REPLACE	04-18-2018	SJD	9		01	Measure - No Entry
2018-57	04-17-2018	MN	Maintenance	22,700		100		REROOF	04-12-2013	VGS			20	Field Review
563	10-21-2003	AD	Addition	7,500	10-19-2004	100		8 X 11 DORMER	10-10-2012	KP	6		30	Quality Control
									10-19-2004	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	20,038	SF	15.38	1.00000	5	1.00	0090	3.661		1.0000	56.29	1,128,000
Total Card Land Units					0.46	AC	Parcel Total Land Area					0.46	Total Land Value			1,128,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	256	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
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	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	256				

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

COST / MARKET VALUATION	
	706,447
Net Other Adj	32,480
Replace Cost	738,928
Year Built	1795
Effective Year Built	1997
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	561,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	2,021	2,021	2,021	171.59	346,789	
BSM	Basement	0	256	51	34.18	8,751	
FGL	Garage 1 Sty w/Loft	0	378	189	85.80	32,431	
FNS	Finished 90% Story	999	1,110	999	154.43	171,421	
FOP	Open Porch	0	96	14	25.02	2,402	
FSP	Screened Porch	0	189	38	34.50	6,521	
FUS	Finished Upper Story	805	805	805	171.59	138,132	
Ttl Gross Liv / Lease Area		3,825	4,855	4,117		706,447	

