

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WHITE KEVIN A & EILEEN N TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	
EILEEN N WHITE REVOCABLE TRUS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1090	1,816,400	1,816,400	
52 JOSSELYN AVE				0 Light		RES LAND	1090	3,237,800	3,237,800	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home 500613 Tax Class T Tot Fin Area 4700 Total Acres .45 Chapter Lan			Cyclical 9 Exemption W W District Res Exem		Total			5,054,200
		GIS ID F_881253_2836442			Assoc Pid#		Total			5,054,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
WHITE KEVIN A & EILEEN N TT		44445 0257	06-23-2014	U	I	3,135,000	1	Year	Code	Assessed	Year	Code	Assessed			
SKOK MICHAEL J & WALSH STACY A		39135 0272	10-19-2010	U	I	2,618,000	1	2023	1090	1,379,500	2022	1090	1,240,000			
WISBACH JOHN N & MARY ROSS TT		33949 0216	01-09-2007	U	I	1	1A		1090	3,176,900		1090	2,720,800			
WISBACH JOHN N		33949 0196	01-09-2007	U	I	1	1A									
WISBACH JOHN N		16603 0007	09-15-1998	Q	I	850,000	00									
Total								4,556,400		Total		3,960,800		Total		3,290,200

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

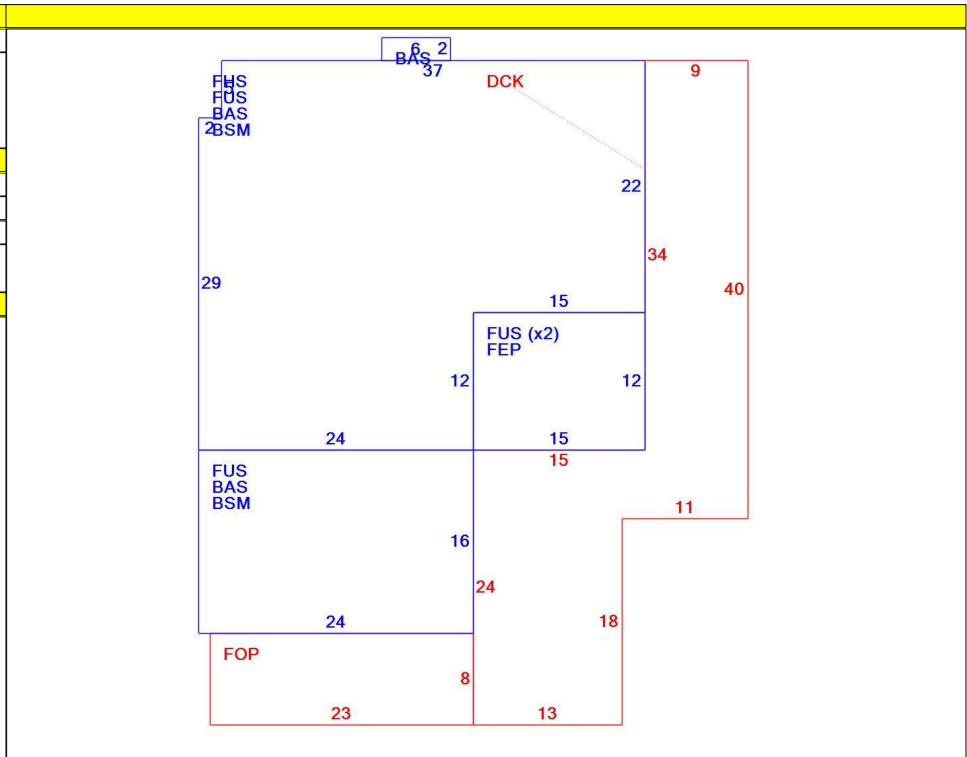
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									1,816,400
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									0
Appraised Land Value (Bldg)									3,237,800
Special Land Value									0
Total Appraised Parcel Value									5,054,200
Valuation Method									C
Total Appraised Parcel Value									5,054,200

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-22-41	03-09-2022	MN	Maintenance	60,000		100	03-09-2022	REPLACE ROOF		07-18-2018	JLF	5		30	Quality Control
2017-26	01-27-2017	RM	Remodel	12,500		100		RENOVATE 2ND FLR BATHRO		05-11-2015	SJD	9		01	Measure - No Entry
2016-162	08-25-2016	MN	Maintenance	15,500		100		REPLACE 5 WINDOWS, ROOF		04-12-2013	VGS			20	Field Review
2015-66	04-29-2015	MN	Maintenance	10,000		100		REMOVE & REPLACE DECK B		09-26-2012	KP	6		30	Quality Control
2015-36	04-06-2015	MN	Maintenance	30,000		100		WOOD SIDING, 9 WINDOWS, 1		12-03-2010	KP		1	00	Measure & Listed
15283	01-12-1999	AD	Addition	62,000	08-24-2000	100		TO KTCH/FAM/PRCH/GAR							
11324	07-27-1989	AD	Addition			100		ADDITION TO DECK							

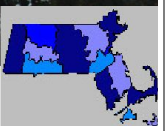
LAND LINE VALUATION SECTION																	
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustment		Adj Unit P	Land Value
1	1090	Multi Houses	RC	Primary	16,560 SF	17.80	1.00000	5	1.00	0090	3.661			W300	3.0000	195.49	3,237,300
1	1090	Multi Houses		Undevelop	0.070 AC	2,000.00	1.00000	0	1.00	0090	3.661	BEACH			1.0000	0.16	500
Total Card Land Units					0.45 AC	Parcel Total Land Area					0.45	Total Land Value					3,237,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1520	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	0.00	Full
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle			C
Exterior Wall 2					B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,681,968
Interior Floor 2			Replace Cost		65,725
Heat Fuel	03	Gas	Year Built		1,747,693
Heat Type	05	Hot Water	Effective Year Built		1930
AC Type	03	Central	Depreciation Code		2008
Bedrooms	3		Remodel Rating		R
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	1		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnd		1,520,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1520		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	1,532	1,532	1,532	374.77	574,148	
BSM	Basement	0	1,520	304	74.95	113,930	
DCK	Deck	0	684	68	37.26	25,484	
FEP	Finished Enclosed Porch	0	180	108	224.86	40,475	
FHS	Finished Half Story	568	1,136	568	187.39	212,869	
FOP	Open Porch	0	184	28	57.03	10,494	
FUS	Finished Upper Story	1,880	1,880	1,880	374.77	704,568	
Ttl Gross Liv / Lease Area		3,980	7,116	4,488		1,681,968	



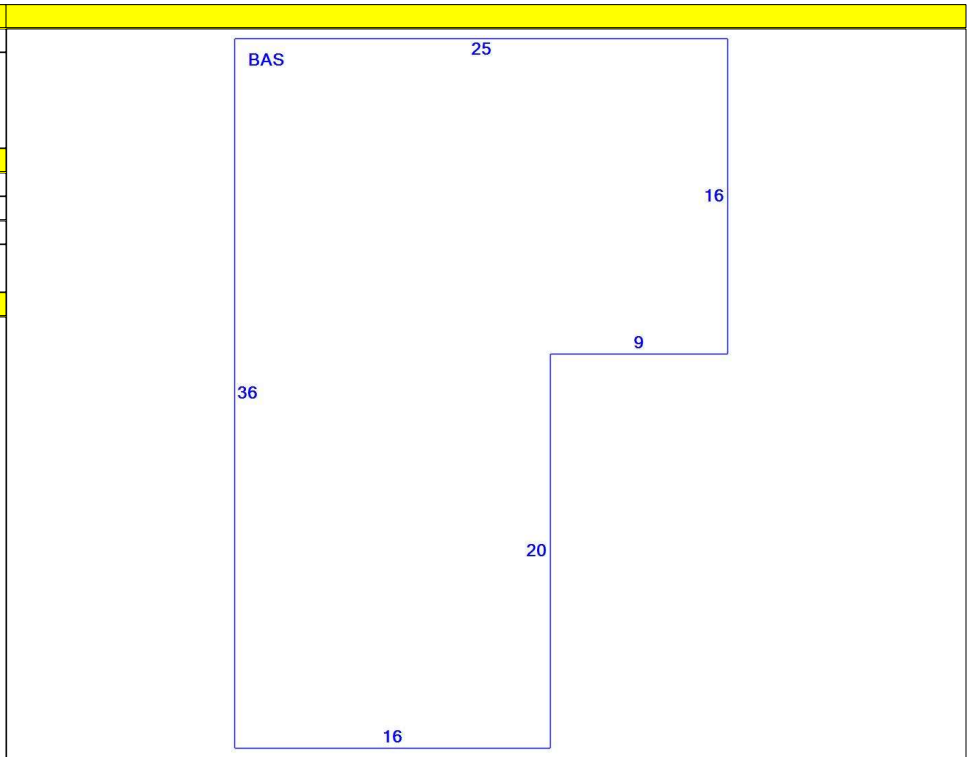
CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA									
WHITE KEVIN A & EILEEN N TT EILEEN N WHITE REVOCABLE TRUS 52 JOSSELYN AVE DUXBURY MA 02332		0	Water	0	Dead End	0	Average	Description	Code			Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	1,816,400	1,816,400								
				0	Light			RES LAND	1090	3,237,800	3,237,800								
SUPPLEMENTAL DATA																			
Alt Prcl ID		Cyclical		9															
Scnd Home		Exemption		W															
Tax Class		District		W															
Tot Fin Area		Res Exem																	
Total Acres																			
Chapter Lan																			
GIS ID		F_881253_2836442		Assoc Pid#															
									Total	5,054,200	5,054,200								
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
WHITE KEVIN A & EILEEN N TT		44445	0257	06-23-2014	U	I	3,135,000	1	Year	Code	Assessed	Year	Code	Assessed					
SKOK MICHAEL J & WALSH STACY A		39135	0272	10-19-2010	U	I	2,618,000	1	2023	1090	1,379,500	2022	1090	1,240,000					
WISBACH JOHN N & MARY ROSS TT		33949	0216	01-09-2007	U	I	1	1A		1090	3,176,900		1090	2,720,800					
WISBACH JOHN N		33949	0196	01-09-2007	U	I	1	1A											
WISBACH JOHN N		16603	0007	09-15-1998	Q	I	850,000	00											
									Total	4,556,400	Total	3,960,800	Total	3,290,200					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
			Total	0.00															
ASSESSING NEIGHBORHOOD																			
Nbhd	Nbhd Name		B	Tracing		Batch													
0090																			
NOTES																			
BUILDING PERMIT RECORD																			
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments				VISIT / CHANGE HISTORY							
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				
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0			
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.45	Total Land Value				0		

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	13	Prime++	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			386,120
Interior Floor 2			Net Other Adj		13,750
Heat Fuel	02	Oil	Replace Cost		399,870
Heat Type	12	Space Heat	Year Built		1955
AC Type	01	None	Effective Year Built		1995
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnld		295,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	720	720	720	536.28	386,120	
Ttl Gross Liv / Lease Area		720	720	720		386,120	



52 JOSSELYN AVE

