

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WOOD THOMAS H TRS HANCOCK REALTY TRUST PO BOX 1774 DUXBURY MA 02331			0 Water	0 Private	0 Average	Description RESIDNTL	Code 1020	Appraised 468,600	Assessed 468,600
			0 No Sewer	0 Paved	0 Average				
				0 Light					
SUPPLEMENTAL DATA									
Alt Prcl ID 082/192.0-0200-0054. Scnd Hom NEW FY2024 Tax Class T Tot Fin Are 704 Total Acres Chapter La GIS ID F_881050_2840361				Cyclical Exemption W District HISTORIC ATM 2 Res Exem Assoc Pid#		Total 468,600 468,600			

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WOOD THOMAS H TRS MACDONALD JOHN K GARNIER GEORGES GARNIER GEORGES		27447 0012	01-27-2004	Q	I	245,595	00	Year	Code	Assessed	Year	Code	Assessed
		20222 0002	07-23-2001	Q	I	165,000	00	2023	1020	421,800	2022	1020	354,400
		13386 0082	01-20-1995	Q	I	129,000	00						
		13386 0082	01-20-1995	U	I	129,000	1F						
		Total						421,800		Total		354,400	

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)	468,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	0
Special Land Value	0
Total Appraised Parcel Value	468,600
Valuation Method	C
Total Appraised Parcel Value	468,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0001			

NOTES									
2ND FL = 640 SF; LOFT = 772 SF; TOTAL ELECTRIC HEAT AND AC FLA = 1,412 SF per Deed									

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-21-524	12-03-2021	MN	Maintenance	1,800		100	12-03-2021	FRNT RIGHT CHIMNEY/FLAS	01-11-2023	SJT	10		00	Measure & Listed
2013-0088	05-22-2013	MN	Maintenance	18,000		100		STRIP & RESIDE WOOD SIDI	07-16-2013	SJD	3		30	Quality Control
113	09-18-2008	MN	Maintenance	3,500		100		PARTIAL STRIP ROOF	01-12-2007	KP		1	00	Measure & Listed
67	06-20-2008	MN	Maintenance	8,000		100		ROOF						
13590	03-21-1995	RM	Remodel	1,000		100		INTERIOR REMOD						

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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)						
Element	Cd	Description	Element	Cd	Description						
Style	55	Condominium	AMENITY 1								
Model	05	Res Condo	Amenity 2								
Grade	06	Good	Amenity 3								
Stories	1		CONDO DATA								
Occupancy			Parcel Id	8026	C 8026	Owne					
Interior Wall 1	05	Drywall	Washington St		B 1	S 1					
Interior Wall 2			Adjust Type	Code	Description	Factor%					
Interior Floor 1	12	Hardwood	Condo Flr	B1AC	1 Bedroom AC	144					
Interior Floor 2	14	Carpet	Condo Unit	2A	2A	100					
Heat Fuel	03	Gas	COST / MARKET VALUATION								
Heat Type	05	Hot Water				655,823					
AC Type	03	Central	Net Other Adj			4,200					
CNS Bedrooms	1		Replace Cost			660,026					
Full Baths	1		Year Built			1820					
Half Baths	0		Effective Year Built			1992					
Extra Fixtures	0		Depreciation Code			G					
Total Rooms	4		Remodel Rating			03					
Bath Style	02	Average	Year Remodeled			1995					
Kitchen Style	03	Modern	Depreciation %			29					
Kitchen Type	3	One Person	Functional Obsol								
Kitchen Func	3		External Obsol								
Parking Class	2	Common	Trend Factor			1.000					
SF Basement	0		Condition								
Bsmt Garage	0		Condition %								
Fireplaces	1		Percent Good			71					
Part Bedroom	0		Cns Sect Rcnld			468,600					
Fireplaces	1		Dep % Ovr								
FBM Quality			Dep Ovr Comment								
SF Fin Bsmt	0		Misc Imp Ovr								
Extra Openings	0		Misc Imp Ovr Comment								
Gas Fireplace	0		Cost to Cure Ovr								
Parking	1		Cost to Cure Ovr Comment								
AMENITY 1											
Amenity 2											

		FUS (772 sf)	
		FUS (640 sf)	

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		
FUS	Finished Upper Story	1,412	1,412	1,412	464.46	655,823		
Ttl Gross Liv / Lease Area		1,412	1,412	1,412		655,823		

