

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WALKER WILLIAM L			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
WALKER MELISSA A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	378,600	378,600
4 WIRT WAY				0 Light	0 Bay Vw	RES LAND	1010	616,600	616,600
		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	50,600	50,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2644 Total Acres 1.098 Chapter Lan GIS ID F_874797_2832132		Cyclical 7 Exemption W District W Res Exem Assoc Pid#					
						Total		1,045,800	1,045,800

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WALKER WILLIAM L		15194 0041	05-23-1997	U	I	255,000	1	Year	Code	Assessed	Year	Code	Assessed
WIRT CAROL E		4430 0153	01-08-1993	U	I	1	1	2023	1010	287,000	2022	1010	262,300
									1010	602,400		1010	508,200
									1010	31,700		1010	31,700
						Total		921,100	Total	802,200	Total	730,100	

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)	378,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	50,600
Appraised Land Value (Bldg)	616,600
Special Land Value	0
Total Appraised Parcel Value	1,045,800
Valuation Method	C
Total Appraised Parcel Value	1,045,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES											

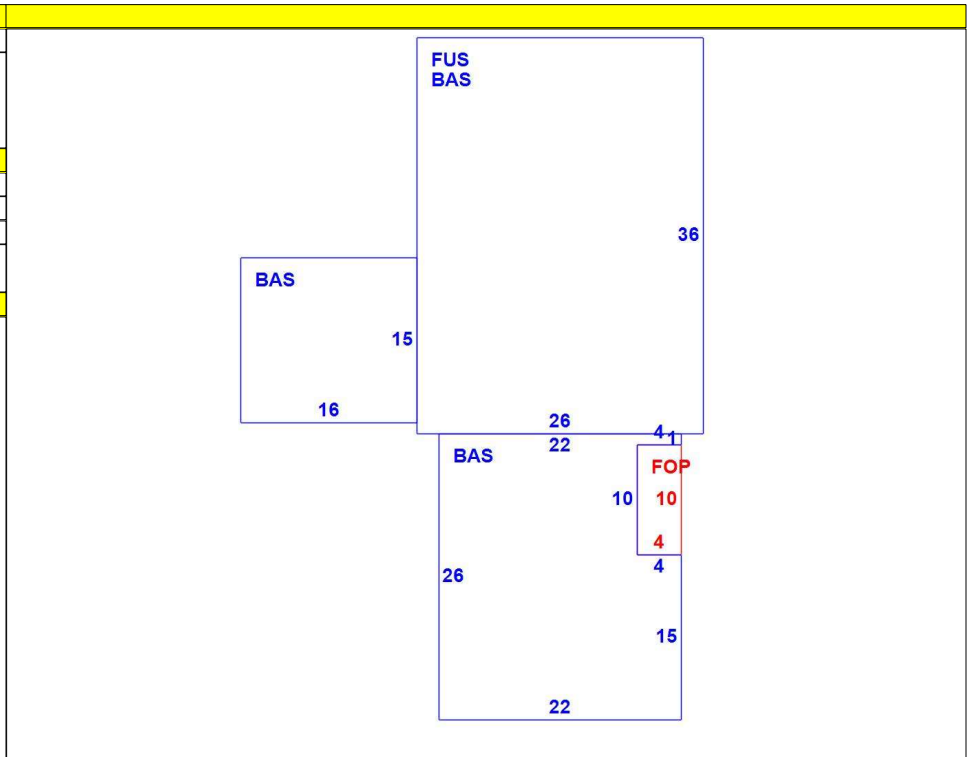
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-119 14537	03-17-2021 06-23-1997	MN NC	Maintenance New Construct	15,180 20,000		100 100		Remove/Replace existing shingle CONVERT GAR TO LIVNG	04-12-2013 09-25-2002	VGS KP		1	20 00	Field Review 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	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		W125	1.2500	607,800
1	1010	Single Family	WP	Residual	0.180 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	8,800
Total Card Land Units					1.10 AC	Parcel Total Land Area					1.10	Total Land Value			616,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	05	Ave/Good	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
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	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
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	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION			
Net Other Adj		491,464	
Replace Cost		20,150	
Year Built		511,614	
Effective Year Built		1955	
Depreciation Code		1995	
Remodel Rating		G	
Year Remodeled			
Depreciation %		26	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		74	
Cns Sect Rcnld		378,600	
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
SHD1	Shed	L	192	21.00	1950	A	70	C	1.00	2,800
SPL2	Ing Pool-Good	L	684	89.00	1975	A	70	C	1.00	42,600
PTO	Patio	L	494	15.00	1970	A	70	C	1.00	5,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,708	1,708	1,708	185.46	316,762
FOP	Open Porch	0	40	6	27.82	1,113
FUS	Finished Upper Story	936	936	936	185.46	173,589
Ttl Gross Liv / Lease Area		2,644	2,684	2,650		491,464



4 WIRT WAY

