

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAW WAYNE E JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MAW KELLY J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	647,900	647,900
105 PINWOOD LN				0 Medium		RES LAND	1010	519,500	519,500
SUPPLEMENTAL DATA						RESIDNTL	1010	8,000	8,000
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3577 Total Acres 1.598 Chapter Lan	Cyclical Exemption W District Res Exem	7				
			GIS ID F_875005_2833801	Assoc Pid#					
						Total		1,175,400	1,175,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
MAW WAYNE E JR	54829 241	04-21-2021	Q	I	890,000	00	Year	Code	Assessed	Year	Code	Assessed
WHALEN PATRICK J	33751 0139	11-30-2006	U	I	100	1F	2023	1010	490,400	2022	1010	447,900
WHALEN MARGARET A	14478 0298	06-28-1996	Q	I	216,500	00		1010	507,500		1010	428,200
KORDIS JULIE A	14137 0227	02-14-1996	U	I	1	1		1010	5,400		1010	5,400
							Total	1,003,300	Total	881,500	Total	719,500

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)	647,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,000
Appraised Land Value (Bldg)	519,500
Special Land Value	0
Total Appraised Parcel Value	1,175,400
Valuation Method	C
Total Appraised Parcel Value	1,175,400

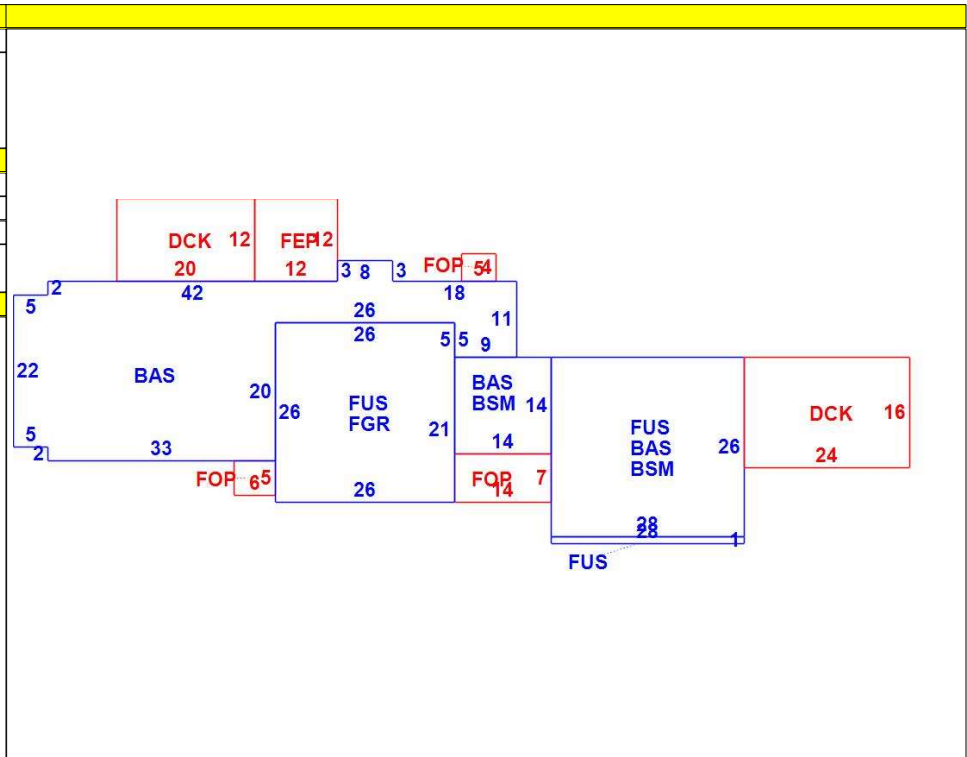
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
QPO-22-18	08-25-2022	MN	Maintenance	3,799		100	08-25-2022	CELLULOSE INSULATION		06-28-2021	SJD	9	1	07	Measure - Info @ Door
BPO-22-190	05-18-2022	RM	Remodel	98,000		100	05-18-2022	PLAN #AZ-043 RMDL KTCHN/R		04-12-2013	VGS			20	Field Review
QPO-21-23	08-18-2021	MN	Maintenance	1,556		100	10-18-2021	Weatherization and air sealing.		09-02-2008	BSB			09	Total Refusal
39	02-05-2007	AD	Addition	22,000		100		OVER/GAR 500'							
172	05-15-2006	AD	Addition	184,000		100		1ST 1360,2ND 872 UNF							

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		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.684 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.12	33,300
Total Card Land Units					1.60 AC	Parcel Total Land Area					1.60	Total Land Value			519,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	924	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	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	Net Other Adj		823,399
Interior Floor 2			Replace Cost		29,145
Heat Fuel	03	Gas	Year Built		852,546
Heat Type	05	Hot Water	Effective Year Built		1965
AC Type	03	Central	Depreciation Code		1997
Bedrooms	5		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		647,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt			Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	924		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
PTO	Patio	L	765	15.00	1990	A	70	C	1.00	8,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,171	2,171	2,171	194.75	422,801
BSM	Basement	0	924	185	38.99	36,029
DCK	Deck	0	624	62	19.35	12,074
FEP	Finished Enclosed Porch	0	144	86	116.31	16,748
FGR	Garage	0	676	270	77.78	52,582
FOP	Open Porch	0	148	22	28.95	4,284
FUS	Finished Upper Story	1,432	1,432	1,432	194.75	278,881
Ttl Gross Liv / Lease Area		3,603	6,119	4,228		823,399

