

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
WALSH LYNNE C & VINCENT P TT WALSH TRUST 176 BAY RD  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	436,400	436,400	
		<b>SUPPLEMENTAL DATA</b>		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2531 Total Acres .45 Chapter Lan GIS ID F_875934_2833143		Cyclical 7 Exemption W District Res Exem Assoc Pid#		RES LAND	1010	411,000	411,000	
						RESIDNTL	1010	35,300	35,300			
						Total		882,700	882,700			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
WALSH LYNNE C & VINCENT P TT WALSH VINCENT P EDSON CLARENCE G JR		LCC	121134	10-17-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		LCC	83753	10-29-1992	Q	I	256,000	00	2023	1010	330,100	2022	1010	301,400	2021	1010	263,700
		LCC	58210	06-06-1977	Q	I	30,500	00		1010	440,700		1010	286,400		1010	266,300
									1010	20,400		1010	20,400		1010	20,400	
								Total		791,200	Total		608,200	Total		550,400	

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				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0060														
NOTES														
Total Appraised Parcel Value										882,700				

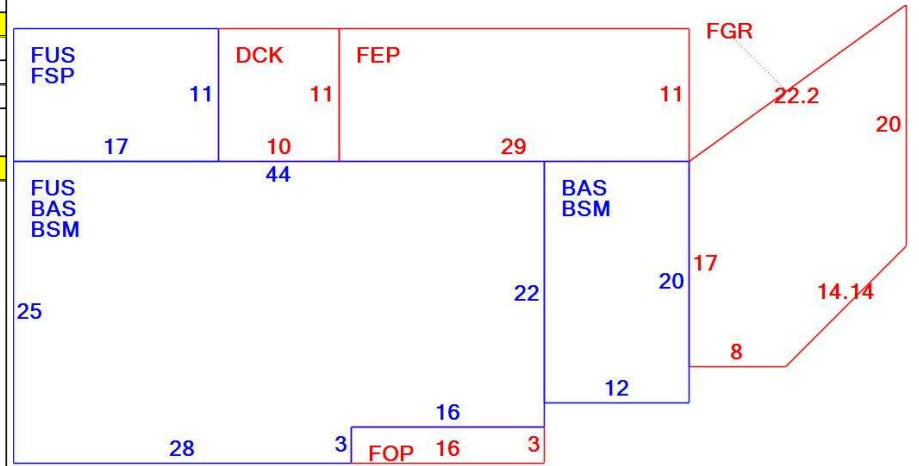
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2016-137	07-28-2016	MN	Maintenance	7,857		100		REPLACE 3 WINDOWS	04-12-2013	VGS			20	Field Review	
484	09-16-2003	RM	Remodel	7,000	10-16-2004	100		REMODEL BATH	10-16-2004	KP		1	00	Measure & Listed	
11827	03-08-1991	MN	Maintenance	1,000	01-01-1992	100		REPAIR ROOF,GAR,SHED							

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	19,602	SF	15.63	1.00000	5	1.00	0060	1.341		1.0000	20.97	411,000
Total Card Land Units					0.45	AC	Parcel Total Land Area					0.45	Total Land Value			411,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1292	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
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	1292				

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

COST / MARKET VALUATION	
Net Other Adj	594,431
Replace Cost	20,150
Year Built	614,581
Effective Year Built	1924
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	436,400
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
SPL1	Ing Pool - Ave	L	595	64.00	1980	A	70	C	1.00	26,700
SHD1	Shed	L	180	21.00	1980	A	70	C	1.00	2,600
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
PTO	Patio	L	400	15.00	1980	A	70	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,292	1,292	1,292	186.69	241,207
BSM	Basement	0	1,292	258	37.28	48,167
DCK	Deck	0	110	11	18.67	2,054
FEP	Finished Enclosed Porch	0	319	191	111.78	35,658
FGR	Garage	0	373	149	74.58	27,817
FOP	Open Porch	0	48	7	27.23	1,307
FSP	Screened Porch	0	187	37	36.94	6,908
FUS	Finished Upper Story	1,239	1,239	1,239	186.69	231,313
Ttl Gross Liv / Lease Area		2,531	4,860	3,184		594,431



176 BAY RD

