

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILSON SARA E 120 BAY RD DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	323,200	323,200
				0 Heavy		RES LAND	1010	515,600	515,600
SUPPLEMENTAL DATA									
Alt Prcl ID		Cyclical		7					
Scnd Home		Exemption							
Tax Class T		W		DISTRICT HISTORIC STM 2016					
Tot Fin Area 1800		Res Exem							
Total Acres .47									
Chapter Lan									
GIS ID F_876631_2833647		Assoc Pid#							
						Total	838,800	838,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILSON SARA E		LCC 72967	03-24-1986	U	I	75,000	1A	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	248,700	2022	1010	205,300
									1010	503,400		1010	433,900
								Total		752,100	Total		639,200
								Total			Total		602,000

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

NOTES			
FRONT TO BACK ANTIQUE SALTBOX W SML DRMR			

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
2013-264	10-16-2013	AD	Addition	5,000	07-02-2018	100		CONSTRUCT A 4 X 12.5 1 STY	07-02-2018	JLF	5		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-11-2012	KP	6		30	Quality Control
									04-22-2000	KP		1	00	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	20,473 SF	15.11	1.00000	5	1.00	0070	1.389		V120	1.2000	25.18	515,600
Total Card Land Units					0.47	AC	Parcel Total Land Area					0.47	Total Land Value			515,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		437,195
Heat Type	06	Steam	Replace Cost		18,070
AC Type	01	None	Year Built		455,265
Bedrooms	3		Effective Year Built		1720
Full Baths	2		Depreciation Code		1992
Half Baths	0		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		323,200
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1080		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,128	1,128	1,128	211.61	238,701
BSM	Basement	0	1,080	216	42.32	45,709
FUS	Finished Upper Story	720	720	720	211.61	152,362
VLT	Vaulted Ceiling	0	48	2	8.82	423
Ttl Gross Liv / Lease Area		1,848	2,976	2,066		437,195

	VLT 4BAS	12	
BAS BSM			10
		36	
FUS BAS BSM			20
		36	

