

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
WILSON ROBERT G IV			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
WILSON ESTELLE T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	282,900	282,900	
75 BOATSWAINS WAY		SUPPLEMENTAL DATA			RES LAND	1010	418,400	418,400		
CHELSEA MA 02150		Alt Prcl ID Scnd Home 500558 Tax Class T Tot Fin Area 2380 Total Acres .37 Chapter Lan GIS ID F_878321_2834200			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	7,800	7,800	
						Total		709,100	709,100	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILSON ROBERT G IV		43133 0036	05-30-2013	U	I	552,000	1	Year	Code	Assessed	Year	Code	Assessed
RAINS JAY L & CARILYN A		31038 0007	07-29-2005	U	I	550,000	1	2023	1010	217,800	2022	1010	179,900
									1010	497,100		1010	388,600
									1010	5,200		1010	5,200
						Total		720,100		Total		573,700	
								Total		Total		513,200	

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)	282,900		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	7,800		
Appraised Land Value (Bldg)	418,400		
Special Land Value	0		
Total Appraised Parcel Value	709,100		
Valuation Method	C		
Total Appraised Parcel Value	709,100		

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES											
XF = 5FIX BTH 11/13 - JF											
OUTDOOR SHOWER = NONFUNCTIONAL											

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
549	11-28-2005	AD	Addition	40,000	09-10-2007	100		2ND 18X23&ADD REMODE	11-06-2013	JLF	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									09-02-2008	BSB			09	Total Refusal

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	16,117 SF	18.18	1.00000	5	1.00	0080	1.503	TRAFFIC	E95	0.9500	25.96	418,400
Total Card Land Units					0.37	AC	Parcel Total Land Area					0.37	Total Land Value			418,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	940	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	940				

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

COST / MARKET VALUATION	
Net Other Adj	404,496
Replace Cost	17,700
Year Built	422,196
Effective Year Built	1900
Depreciation Code	1988
Remodel Rating	A
Year Remodeled	
Depreciation %	33
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	67
Cns Sect Rcnd	282,900
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	260	21.00	1985	A	70	C	1.00	3,800
PTO	Patio	L	312	15.00	2006	G	85	C	1.00	4,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,396	1,396	1,396	149.98	209,372
BSM	Basement	0	940	188	30.00	28,196
FNS	Finished 90% Story	346	384	346	135.14	51,893
FSP	Screened Porch	0	308	62	30.19	9,299
TQS	Three Quarter Story	705	940	705	112.49	105,736
Ttl Gross Liv / Lease Area		2,447	3,968	2,697		404,496

