

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
Dwyer Wendy TT(45%) Branley Boehm Deborah TT (45%) PO BOX 1368  Duxbury MA 02331		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	350,400	350,400		
				0	Light			RES LAND	1010	3,111,200	3,111,200		
SUPPLEMENTAL DATA													
Alt Prcl ID				Cyclical		9		RESIDNTL		1010		17,900	
Scnd Home				Exemption		W		RESIDNTL		1010		17,900	
Tax Class T				District		W		RESIDNTL		1010		17,900	
Tot Fin Area 2060				Res Exem									
Total Acres .26				Assoc Pid#									
Chapter Lan													
GIS ID F_882081_2829891													
								Total		3,479,500		3,479,500	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
Dwyer Wendy TT(45%) Branley Sus	47267	0020	08-02-2016	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
Dwyer Wendy (45%) Branley Susa	34721	0138	06-26-2007	U	I	1	1F	2023	1010	260,600	2022	1010	216,800	2021	1010	194,000
Lewis Marion	26850	0167	10-22-2003	U	I	294,534	1A		1010	3,267,600		1010	2,960,100		1010	2,747,700
Lewis Wilbur F Trust	23154	0201	10-18-2002	U	I	1	1		1010	13,400		1010	13,400		1010	10,600
Lewis Marion A	23154	0198	10-18-2002	U	I	1	1	Total		3,541,600	Total		3,190,300	Total		2,952,300

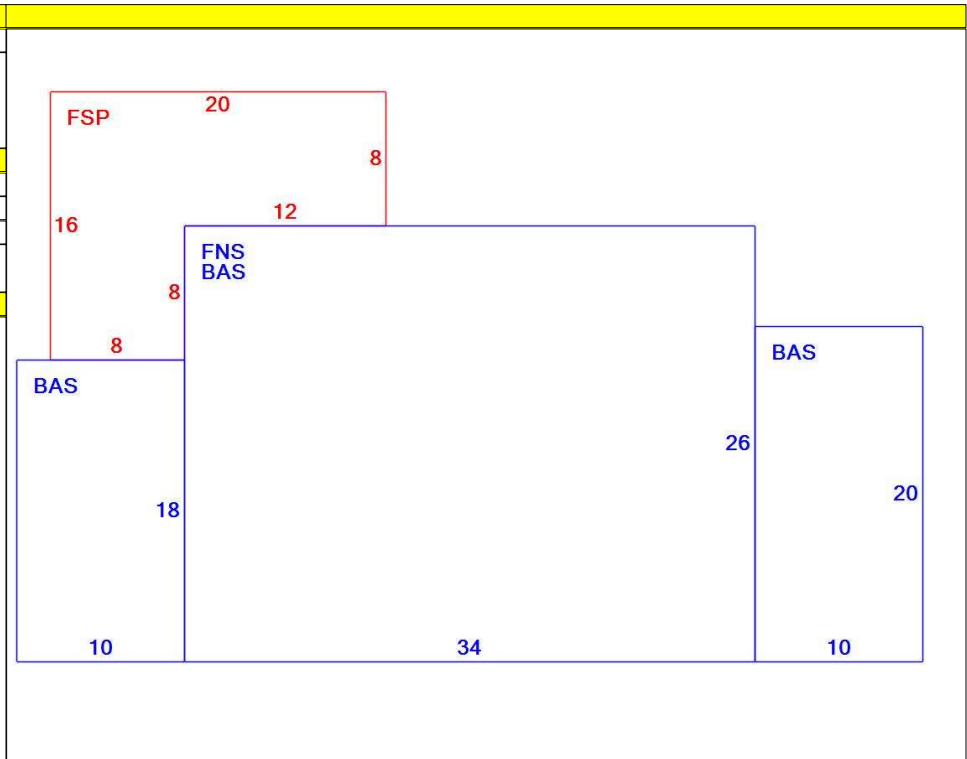
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0100						Appraised Bldg. Value (Card)	350,400				
						Appraised Xf (B) Value (Bldg)	0				
						Appraised Ob (B) Value (Bldg)	17,900				
						Appraised Land Value (Bldg)	3,111,200				
						Special Land Value	0				
						Total Appraised Parcel Value	3,479,500				
						Valuation Method	C				
						Total Appraised Parcel Value	3,479,500				

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-23-99	04-25-2023	MN	Maintenance	10,000		100	04-25-2023	REROOF & REPLACE CEDAR		02-07-2018	SJD	0	1	00	Measure & Listed
2016-242	11-22-2016	MN	Maintenance	14,000		100		STRIP & REROOF		08-06-2013	BH			01	Measure - No Entry
2015-154	07-17-2015	MN	Maintenance	17,046		100		REPLACE 3 WINDOWS		04-12-2013	VGS			20	Field Review
2013-0100	05-15-2013	MN	Maintenance	17,777	08-06-2013	100		REPLACE 9 WINDOWS & HEAD		11-13-2006	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	11,326	SF	24.02	1.00000	5	1.00	0100	3.519	W325	3.2500	274.70	3,111,200
Total Card Land Units					0.26	AC	Parcel Total Land Area					0.26	Total Land Value			3,111,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			506,643
Interior Floor 2			Net Other Adj		16,385
Heat Fuel	03	Gas	Replace Cost		523,028
Heat Type	05	Hot Water	Year Built		1927
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		350,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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
FGR1	Garage - 1 Sto	L	252	52.00	1980	A	70	C	1.00	9,200
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	240.69	304,226
FNS	Finished 90% Story	796	884	796	216.73	191,586
FSP	Screened Porch	0	224	45	48.35	10,831
Ttl Gross Liv / Lease Area		2,060	2,372	2,105		506,643

