

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WOODALL MICHAEL J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
15 PINE POINT RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	100,700	100,700
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	450,500	450,500
Alt Prcl ID		Cyclical 8			RESIDNTL	1010	10,500	10,500	
Scnd Home 500647		Exemption W							
Tax Class T		District							
Tot Fin Area 1193		Res Exem							
Total Acres .1		Assoc Pid#							
Chapter Lan									
GIS ID F_886979_2848640									
							Total	561,700	561,700

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WOODALL MICHAEL J	LCC	132967	11-04-2021	U	I	1	1V	Year	Code	Assessed	Year	Code	Assessed
WOODALL MICHAEL J	44694	0092	08-29-2014	U	I	340,000	1V	2023	1010	76,000	2022	1010	69,300
MOLIN BONNIE J & RICHARD H	LCC11	0	06-07-2010	U	I	1	1		1010	342,900		1010	278,300
MOLIN BONNIE J	4732	0304	01-01-2001	U	I	0	1		1010	8,100		1010	8,100
							Total			427,000	Total		355,700
							Total				Total		327,200

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)	100,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	450,500
Special Land Value	0
Total Appraised Parcel Value	561,700
Valuation Method	C
Total Appraised Parcel Value	561,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0120			

NOTES											
2ND STY LOW CEILING HEIGHT											

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
183	11-16-2010	MN	Maintenance	3,000		100		STRIP & REROOF	05-18-2015	SJD	9		01	Measure - No Entry
237	06-20-2002	RM	Remodel	1,000		100		INSTALL BAY WINDOW	04-12-2013	VGS			20	Field Review
20010385	09-21-2001	MN	Maintenance	2,500		100		REPLAC WIN ENTIRE BL	08-20-2008	BSB		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	4,356 SF	47.22	1.00000	5	1.00	0120	2.096		ES95,V110	1.0450	103.42	
Total Card Land Units					0.10	AC	Parcel Total Land Area					0.10	Total Land Value			450,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	03	Average	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1		CONDO DATA		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			196,326
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		201,326
Heat Type	05	Hot Water	Year Built		1940
AC Type	01	None	Effective Year Built		1976
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		45
Total Rooms	6		Functional Obsol		5
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		50
Gas Fireplaces	0		Cns Sect Rcnld		100,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	FUS		BAS
	BAS		
		22	22
		16	9
WDK	BAS		
4			
		12	
		16	

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	576	52.00	1980	A	70	D	0.50	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	742	742	742	179.13	132,914
FUS	Finished Upper Story	352	352	352	179.13	63,054
WDK	Deck	0	16	2	22.39	358
Ttl Gross Liv / Lease Area		1,094	1,110	1,096		196,326

