

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WALDEN MARY LOU TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
MARY LOUISA CARTER WALDEN TR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	233,700	233,700
764 CONGRESS ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	372,100	372,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1626 Total Acres 1.548 Chapter Lan GIS ID F_858434_2848284			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,500	10,500
							Total	616,300	616,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WALDEN MARY LOU TT	49260	0020	12-04-2017	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
WALDEN MARY L	12668	0031	02-16-1994	U	I	1	1	2023	1010	174,200	2022	1010	145,100		
WALDEN WAYNE W JR	3937	0004	10-02-1973	U	I	23,000	1		1010	386,900		1010	318,900		
									1010	7,700		1010	7,700		
								Total		568,800	Total		471,700	Total	414,900

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	233,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,500
Appraised Land Value (Bldg)	372,100
Special Land Value	0
Total Appraised Parcel Value	616,300
Valuation Method	C
Total Appraised Parcel Value	616,300

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
121	08-02-2011	MN	Maintenance	3,000		100		REROOF		09-14-2020	SJT	5		20	Field Review
590	11-04-2003	MS	Miscellaneous			100		WOOD STOVE		10-22-2018	JLF		1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										04-02-2007	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.630	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0045	0.81	22,100
Total Card Land Units					1.55	AC	Parcel Total Land Area					1.55	Total Land Value		372,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1020	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.5				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1020				

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

COST / MARKET VALUATION	
	326,190
Net Other Adj	12,500
Replace Cost	338,690
Year Built	1950
Effective Year Built	1990
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	31
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	69
Cns Sect Rcnld	233,700
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

	TDK	BAS
	12	12
	12	8
FHS BAS BSM		30
DCK	7	
	5	
		34

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
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,116	1,116	1,116	176.51	196,985
BSM	Basement	0	1,020	204	35.30	36,008
DCK	Deck	0	35	4	20.17	706
FHS	Finished Half Story	510	1,020	510	88.26	90,020
TDK	Trex Deck	0	144	14	17.16	2,471
Ttl Gross Liv / Lease Area		1,626	3,335	1,848		326,190

