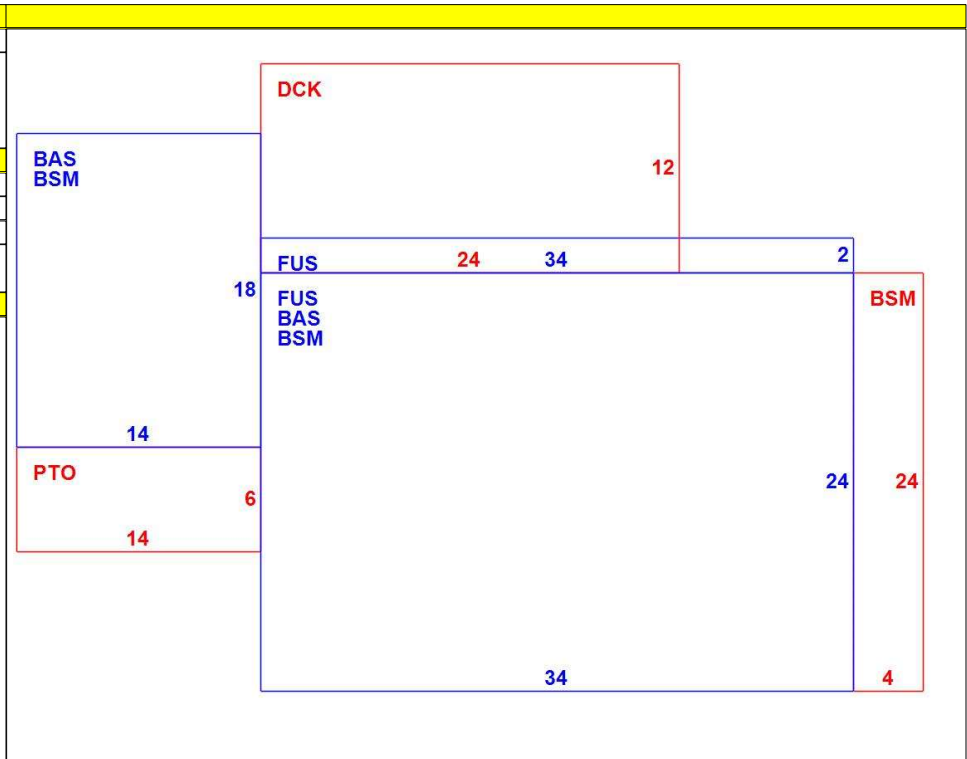


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
WOOD KATE M TT KATE M WOOD TRUST 12 KEENES BROOK LN				0 Water 0 No Sewer		0 Cul-De-Sac 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed				
										RESIDENTL	1010	348,300	348,300	VISION			
										RES LAND	1010	402,600	402,600				
SUPPLEMENTAL DATA																	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1952 Total Acres .412 Chapter Lan		Cyclical 1 Exemption W District Res Exem		Assoc Pid#						Total	750,900	750,900			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)					
WOOD KATE M TT		45778	0329	07-10-2015		U	I	100		1A	Year	Code	Assessed	Year	Code	Assessed	
WOOD ERNEST L		40243	0192	08-22-2011		Q	I	435,000		00	2023	1010	264,900	2022	1010	242,400	
WILEY FAMILY LIVING TRUST		26632	0201	09-25-2003		U	I	100		1F		1010	431,700		1010	278,900	
										Total		696,600	Total		521,300	Total	483,500
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		Appraised Bldg. Value (Card) 348,300							
0060										Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 0							
										Appraised Land Value (Bldg) 402,600							
										Special Land Value 0							
										Total Appraised Parcel Value 750,900							
										Valuation Method C							
										Total Appraised Parcel Value 750,900							
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		
BPO-21-192	05-03-2021	MN	Maintenance	37,500		100		Refurb kitchen. Replace 1 windo		05-21-2019	SJT	5		20	Field Review		
2018-249	06-27-2018	RM	Remodel	4,000	03-29-2019	100		REMOVE BEARING WALL SEP		04-12-2013	VGS			20	Field Review		
2014-53	04-28-2014	MN	Maintenance	2,500		100		STRIP & REROOF		07-07-2011	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	PD	Primary	17,982	SF	16.70	1.00000	5	1.00	0060	1.341			1.0000	22.39	402,600
Total Card Land Units					0.41	AC	Parcel Total Land Area					0.41	Total Land Value			402,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1164	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
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			453,846
Interior Floor 2			Net Other Adj		23,270
Heat Fuel	02	Oil	Replace Cost		477,117
Heat Type	05	Hot Water	Year Built		1981
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	7		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		73
Gas Fireplaces	0		Cns Sect Rcnd		348,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1164		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	1,068	1,068	1,068	204.62	218,534
BSM	Basement	0	1,164	233	40.96	47,676
DCK	Deck	0	288	29	20.60	5,934
FUS	Finished Upper Story	884	884	884	204.62	180,884
PTO	Patio	0	84	4	9.74	818
Ttl Gross Liv / Lease Area		1,952	3,488	2,218		453,846

