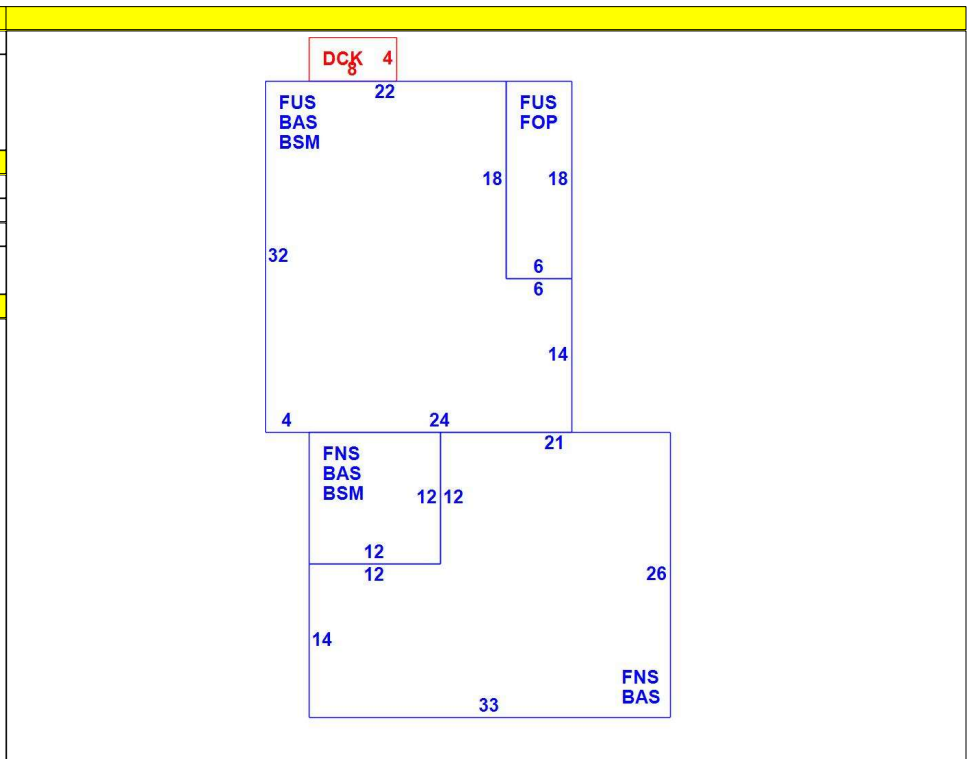


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA						
PLANT CHRISTOPHER PLANT ANDREA 406 KEENE ST DUXBURY MA 02332		1 Level	0	0 Water	0 No Sewer	0 Feeder	0 Paved	0 Good	0 Good	Description	Code	Appraised	Assessed							
										RESIDENTL	1090	629,700	629,700	VISION						
										RES LAND	1090	373,400	373,400							
SUPPLEMENTAL DATA																				
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3839 Total Acres 1.748 Chapter Lan GIS ID F_858616_2850176					Cyclical 1 Exemption W District Res Exem Assoc Pid#															
										Total		1,003,100	1,003,100							
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
PLANT CHRISTOPHER WOLEYKO PAMELA A WOLEYKO ROBERT A		57200	305	09-02-2022	U	I				775,000	1	1F	Year	Code	Assessed	Year	Code	Assessed		
		37634	0317	08-21-2009	U	I				1			2023	1090	467,800	2022	1090	387,600		
		14048	0097	12-27-1995	Q	I				215,000	00			1090	388,300		1090	320,100		
		Total										Total		856,100	Total		707,700	Total		644,700
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)				629,700						
0050										Appraised Xf (B) Value (Bldg)				0						
										Appraised Ob (B) Value (Bldg)				0						
										Appraised Land Value (Bldg)				373,400						
										Special Land Value				0						
										Total Appraised Parcel Value				1,003,100						
										Valuation Method				C						
										Total Appraised Parcel Value				1,003,100						
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			
9 616	01-11-2006 12-14-2004	MS AD	Miscellaneous Addition	82,000	04-21-2005	100 100		WOOD STOVE ADD & PRCH REMODEL				10-18-2022 04-12-2013 12-07-2005	SJT VGS KP	10		12 20 00	Property Est. - No Access Field Review 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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000	8.75	350,000				
1	1090	Multi Houses	RC	Residual	0.660	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	23,100				
1	1090	Multi Houses	RC	Undevelop	0.170	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.04	300				
Total Card Land Units					1.75	AC	Parcel Total Land Area					1.75	Total Land Value			373,400				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	932	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5				
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	12	Hardwood			656,926
Interior Floor 2			Net Other Adj		16,900
Heat Fuel	02	Oil	Replace Cost		673,827
Heat Type	05	Hot Water	Year Built		1925
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
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		71
Gas Fireplaces	0		Cns Sect Rcnd		478,400
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	932		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	1,646	1,646	1,646	186.68	307,275	
BSM	Basement	0	932	186	37.26	34,722	
DCK	Deck	0	32	3	17.50	560	
FNS	Finished 90% Story	772	858	772	167.97	144,117	
FOP	Open Porch	0	108	16	27.66	2,987	
FUS	Finished Upper Story	896	896	896	186.68	167,265	
Ttl Gross Liv / Lease Area		3,314	4,472	3,519		656,926	



CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
PLANT CHRISTOPHER PLANT ANDREA 406 KEENE ST DUXBURY MA 02332		1	Level	0	Water	0	Feeder	0	Good	Description	Code	Appraised	Assessed			VISION	
				0	No Sewer	0	Paved	0	Good	RESIDENTL	1090	629,700	629,700				
										RES LAND	1090	373,400	373,400				
<b>SUPPLEMENTAL DATA</b>																	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3839 Total Acres 1.748 Chapter Lan GIS ID F_858616_2850176						Cyclical 1 Exemption W District Res Exem Assoc Pid#											
											Total	1,003,100	1,003,100				
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)			
PLANT CHRISTOPHER WOLEYKO PAMELA A WOLEYKO ROBERT A				57200	305	09-02-2022	U	I	775,000	1	1F	Year	Code	Assessed	Year	Code	Assessed
				37634	0317	08-21-2009	U	I	1			2023	1090	467,800	2022	1090	387,600
				14048	0097	12-27-1995	Q	I	215,000	00			1090	388,300		1090	320,100
											Total	856,100	Total	707,700	Total	644,700	
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																	
Nbhd		Nbhd Name			B			Tracing			Batch						
0050																	
NOTES																	
G IS A BARN																	
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		
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	
2	1090	Multi Houses			0.000	AC	0.00	1.00000	0	1.00	0050	1.000		0.0000	0.00	0	
Total Card Land Units					0.00	AC	Parcel Total Land Area			1.75	Total Land Value				0		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	00	None			
Heat Type	01	None			
AC Type	01	None			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	2				
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	03	Stone			
Bsmt Garage	0				
Bsmt Area	0				

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	
FGR	Garage	0	1,050	420	88.74	93,175	
FHS	Finished Half Story	525	1,050	525	110.92	116,469	
Ttl Gross Liv / Lease Area		525	2,100	945		209,644	

FHS  
FGR

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