

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARLSON MICHAEL C			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CARLSON WHITNEY R			0 Septic	0 Paved	0 Average	RESIDNTL	1010	543,900	543,900	
217 HIGH ST				0 Heavy		RES LAND	1010	403,300	403,300	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical 1							
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 3500	District							
		Total Acres 5.388	Res Exem							
		Chapter Lan								
		GIS ID F_853828_2845698	Assoc Pid#							
							Total	970,600	970,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARLSON MICHAEL C		44642 0197	08-15-2014	Q	I	772,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WELLS REBECCA R		20928 0135	11-19-2001	Q	I	600,000	00	2023	1010	540,000	2022	1010	486,000	2021	1010	460,700
GISHOLT PAAL C		20183 0030	07-13-2001	Q	I	591,500	00		1010	441,200		1010	367,700		1010	306,900
									1010	15,800		1010	15,800		1010	15,800
							Total	997,000		Total	869,500		Total	783,400		

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								
0050												
NOTES												
				Total Appraised Parcel Value				970,600				

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
EPO-23-421	08-21-2023	EL	Electric			0		INSTALL 20 KVA STANDBY GEN		08-06-2015	SJD	9		01	Measure - No Entry
BPO-23-189	05-25-2023	RM	Remodel	90,660		100	05-25-2023	KITCHEN REMODEL/REPLACE		04-12-2013	VGS			20	Field Review
213	12-13-2011	MN	Maintenance	5,000		100		WOOD SIDING		07-21-2003	KP		1	00	Measure & Listed
48	02-13-2002	DM	Demolish	2,500	07-21-2003	100		DEMO DET. GARAGE							
40	02-06-2002	AD	Addition			100		WOOD STOVE							
12711	04-05-1993	RM	Remodel	10,000	09-12-1995	100		FLR INSTLD/FRME STWY							
11358	09-11-1989	AD	Addition		09-12-1995	100		DECK							

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	PD	Residual	3.000	AC	35,000.00	0.48000	5	1.00	0050	1.000		1.0000	0.39	50,400
1	1010	Single Family	WP	Undevelop	1.470	AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	2,900
Total Card Land Units					5.39	AC	Parcel Total Land Area					5.39	Total Land Value			403,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	250	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		635,569
Heat Type	05	Hot Water	Replace Cost		27,695
AC Type	01	None	Year Built		663,264
Bedrooms	3		Effective Year Built		1795
Full Baths	2		Depreciation Code		2003
Half Baths	1		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		18
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	4		Condition %		
Gas Fireplaces	0		Percent Good		82
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		543,900
FBM Quality			Dep % Ovr		
Foundation	03	Stone	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	250		Misc Imp Ovr Comment		
			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
BRN3	Barn - 1 St w/L	L	644	52.00	1985	A	70	C	1.00	23,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,872	1,872	1,872	177.34	331,971
BSM	Basement	0	250	50	35.47	8,867
FOP	Open Porch	0	32	5	27.71	887
FUS	Finished Upper Story	800	800	800	177.34	141,868
TQS	Three Quarter Story	828	1,104	828	133.00	146,833
WDK	Deck	0	294	29	17.49	5,143
Ttl Gross Liv / Lease Area		3,500	4,352	3,584		635,569

