

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MORRIS GREGORY D 272 SUMMER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	167,000	167,000	
				0	Heavy			RES LAND	1010	402,400	402,400	
SUPPLEMENTAL DATA								RESIDNTL	1010	16,800	16,800	
Alt Prcl ID		Scnd Home LEASED		Cyclical 2								
Tax Class T		Total Acres 4.498		District W								
Chapter Lan		GIS ID F_861750_2838942		Assoc Pid#								
						Total				586,200	586,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MORRIS GREGORY D	53080	133	07-15-2020	Q	I	475,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAGRECA ROGER J & ANNE R TT	43267	0121	06-27-2013	U	I	100	1A	2023	1010	124,100	2022	1010	103,100	2021	1010	102,900
LAGRECA ROGER J	14539	0122	07-26-1996	Q	I	160,000	00		1010	441,100		1010	367,300		1010	306,100
MARTIN LENA G	13096	0306	08-22-1994	U	I	1	1F		1010	12,600		1010	12,600		1010	12,600
MARTIN LENA G	13040	0059	07-25-1994	U	I	1	1F	Total		577,800	Total		483,000	Total		421,600

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					Appraised Bldg. Value (Card)					167,000
					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					16,800
					Appraised Land Value (Bldg)					402,400
					Special Land Value					0
					Total Appraised Parcel Value					586,200
					Valuation Method					C
					Total Appraised Parcel Value					586,200

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-4	01-13-2022	MN	Maintenance	4,000		100	01-13-2022	WEATHERIZATION/AIR SEALIN		03-04-2021	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										08-07-2007	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	3.580	AC	35,000.00	0.41778	5	1.00	0050	1.000		1.0000	0.34	52,400
Total Card Land Units					4.50	AC	Parcel Total Land Area					4.50	Total Land Value			402,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1028	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	360.00	Full
Stories	1.5		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	25	Vinyl Siding			B
Exterior Wall 2					S
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			238,798
Interior Floor 2			Net Other Adj		6,800
Heat Fuel	02	Oil	Replace Cost		245,598
Heat Type	05	Hot Water	Year Built		1941
AC Type	01	None	Effective Year Built		1989
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		32
Total Rooms	4		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		68
Gas Fireplaces	0		Cns Sect Rcnd		167,000
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	1028		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
SHD1	Shed	L	252	21.00	1981	A	70	C	1.00	3,700
FGR1	Garage - 1 Sto	L	360	52.00	1985	A	70	C	1.00	13,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,124	1,124	1,124	148.14	166,507
BSM	Basement	0	1,028	206	29.69	30,516
FEP	Finished Enclosed Porch	0	190	114	88.88	16,888
UQS	Unfin 3/4 Story	0	480	168	51.85	24,887
Ttl Gross Liv / Lease Area		1,124	2,822	1,612		238,798

FEP₅ 6		
BAS BSM	UQS BAS BSM	BAS BSM
20	16	12
FEP	8	20
20	24	19
	BAS	4
	24	

