

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BURNS JAMES			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
424 AUTUMN AVE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	165,500	165,500
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	351,200	351,200	
		Alt Prcl ID			RESIDNTL	1010	53,000	53,000	
		Scnd Home			Cyclical 2				
		Tax Class T			Exemption W				
		Tot Fin Area 1220			District				
		Total Acres .928			Res Exem				
		Chapter Lan			Assoc Pid#				
		GIS ID F_861754_2838529			Total				
					569,700				
					569,700				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BURNS JAMES	45278	185	03-02-2015	U	I	199,995	1	Year	Code	Assessed	Year	Code	Assessed
LAGRECA ROGER J & ANNE R TT	43267	117	06-27-2013	U	I	100	1A	2023	1010	99,400	2022	1010	85,600
LAGRECA ROGER TT	10375	93	07-12-1991	U	I	100	1A		1010	365,200	2021	1010	52,600
									1010	4,800			252,000
		Total						Total		469,400	Total		386,500
											Total		304,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

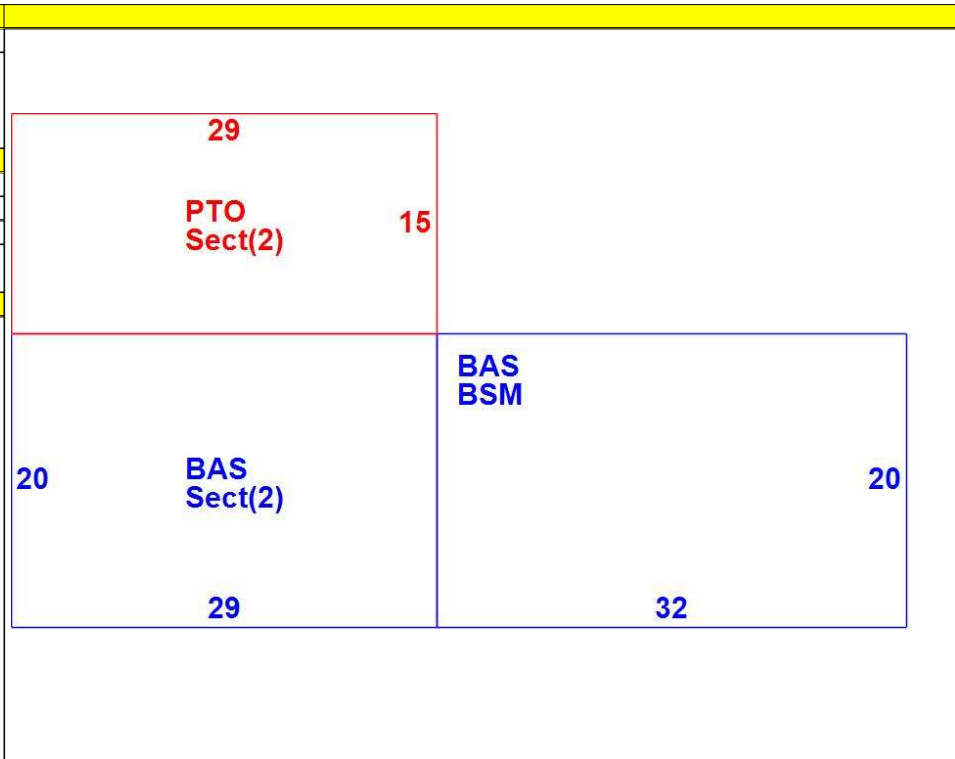
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			165,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			53,000
Appraised Land Value (Bldg)			351,200
Special Land Value			0
Total Appraised Parcel Value			569,700
Valuation Method			C
Total Appraised Parcel Value			569,700

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-20-292	12-06-2021	AD	Addition	65,530	06-20-2023	100		30X40 STEEL STORAGE BUILD	06-20-2023	SJT	5		01	Measure - No Entry
BPO-21-57	03-10-2021	BP	Bldg Permit	4,200		100	11-15-2021	Finish interior space within the 20	03-31-2022	SJT	5		05	Measure - Under Construct
BPO-20-5	12-04-2020	BP	Bldg Permit	7,200	03-31-2022	100		Install a foundation for a 30'x40' s	05-17-2021	SJT	5		12	Property Est. - No Access
BPO-20-269	12-04-2020	BP	Bldg Permit	75,765	05-03-2021	100		Construct a single story addition.	04-06-2021	SJT	5		20	Field Review
									07-29-2015	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			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.034	AC	35,000.00	1.00000	5	1.00	0050			1.0000	0.81	1,200
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	01	Ranch	Bsmt Area	0				
Model	01	Residential	Bsmt Type	00				
Grade	03	Average	Unfin Area	0.00	N/A			
Stories	1							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Ownr		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	02	Wall Board	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	09	Pine/Soft Wood				102,666		
Interior Floor 2			Net Other Adj			7,500		
Heat Fuel	03	Gas	Replace Cost			201,637		
Heat Type	04	Forced Air-Duc	Year Built			1941		
AC Type	01	None	Effective Year Built			1989		
Bedrooms	2		Depreciation Code			A		
Full Baths	1		Remodel Rating					
Half Baths	1		Year Remodeled					
Extra Fixtures	0		Depreciation %			32		
Total Rooms	3		Functional Obsol					
Bath Style	02	Average	External Obsol					
Kitchen Style	02	Average	Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	0		Condition %					
Extra Openings	0		Percent Good			68		
Gas Fireplaces	0		Cns Sect Rcnld			74,900		
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	0		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
FGR1	Garage - 1 Sto	L	1,200	52.00	2022	G	85	C	1.00	53,000

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	640	640	640	133.68	85,555	
BSM	Basement	0	640	128	26.74	17,111	
Ttl Gross Liv / Lease Area		640	1,280	768		102,666	



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DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	351,200	351,200
Alt Prcl ID		Cyclical 2			RESIDNTL	1010	53,000	53,000	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1220		District							
Total Acres .928		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_861754_2838529									
							Total	569,700	569,700

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									1010	4,800			52,600
													252,000
							Total	469,400	Total	386,500	Total	304,600	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

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0050			Batch

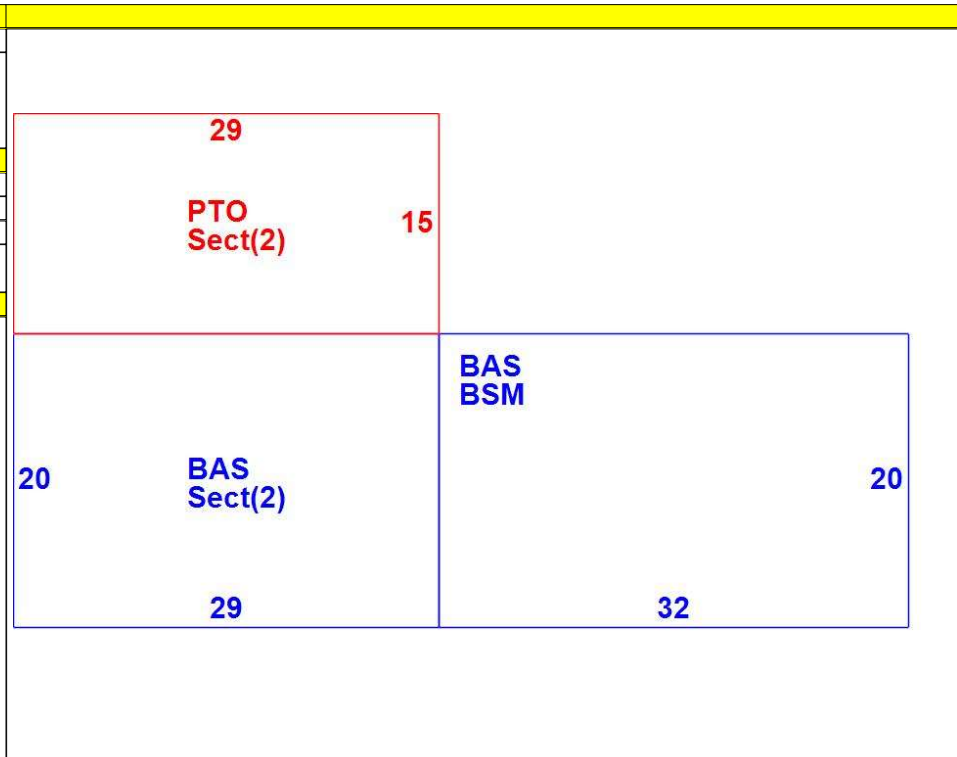
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1	1010	Single Family	RC	Residual	0.034	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	1,200	
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,200

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	01	Ranch	Bsmt Area	0				
Model	01	Residential	Bsmt Type	02				
Grade	03	Average	Unfin Area	0.00	Crawl			
Stories	1							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Ownr		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	09	Pine/Soft Wood				86,471		
Interior Floor 2			Net Other Adj			5,000		
Heat Fuel	03	Gas	Replace Cost			201,637		
Heat Type	04	Forced Air-Duc	Year Built			2021		
AC Type	01	None	Effective Year Built			2020		
Bedrooms	1		Depreciation Code			A		
Full Baths	1		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	0		Depreciation %			1		
Total Rooms	3		Functional Obsol					
Bath Style	03	Modern	External Obsol					
Kitchen Style			Trend Factor			1.000		
Extra Kitchens	0		Condition					
Fireplaces	0		Condition %					
Extra Openings	0		Percent Good			99		
Gas Fireplaces	0		Cns Sect Rcnld			90,600		
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	0		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	580	580	580	143.64	83,311	
PTO	Patio	0	435	22	7.26	3,160	
Ttl Gross Liv / Lease Area		580	1,015	602		86,471	

