

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LANDRY MARC			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LANDRY KELSIE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	549,900	549,900	
54 CHANDLER MILL DR		SUPPLEMENTAL DATA			RES LAND	1010	469,400	469,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home LEASED Tax Class T Tot Fin Area 1640 Total Acres .918 Chapter Lan GIS ID F_857304_2835541			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	12,600	12,600	
						Total		1,031,900	1,031,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANDRY MARC	47059	0333	06-16-2016	U	I	1	1	Year	Code	Assessed	Year	Code	Assessed			
LANDRY MARYANN TT	37921	0212	11-16-2009	U	I	1	1F	2023	1010	346,500	2022	1010	258,800	2021	1010	241,100
LANDRY MARYANN	36989	0110	03-27-2009	U	I	1	1F		1010	503,800		1010	320,100		1010	308,800
									1010	9,100		1010	1,400		1010	1,400
								Total		859,400	Total		580,300	Total		551,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			549,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			12,600
Appraised Land Value (Bldg)			469,400
Special Land Value			0
Total Appraised Parcel Value			1,031,900
Valuation Method			C
Total Appraised Parcel Value			1,031,900

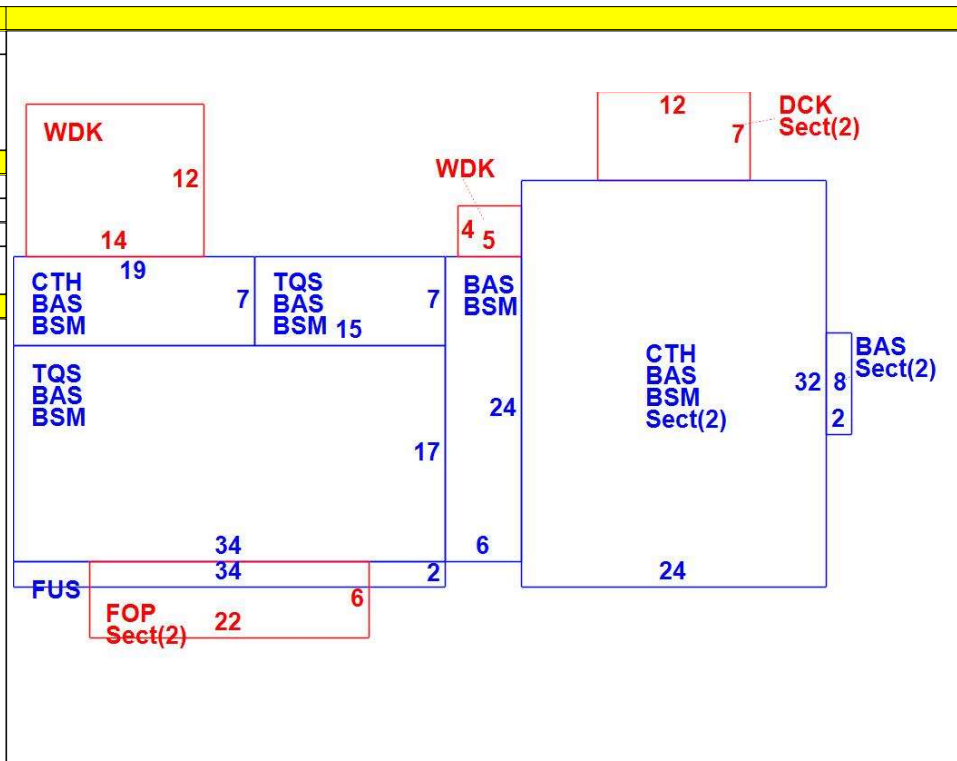
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-307	08-03-2021	AD	Addition	150,000	03-03-2022	100	10-19-2022	Addition to residence 24x32 with	03-03-2022	SJT	5		05	Measure - Under Construct
BPO-20-330	12-22-2020	MN	Maintenance	7,000	03-11-2021	100	12-22-2020	Remove a section of wall betwee	03-11-2021	SJT	5		30	Quality Control
BP-20-97	07-16-2020	AD	Addition	11,000	09-09-2020	100		Construct a 7'x15' shed dormer a	09-09-2020	SJT	5		20	Field Review
224	12-29-2011	MN	Maintenance	5,356		100		17 WINDOWS	04-06-2016	SJD	7	2	00	Measure & Listed
11840	03-26-1991	NC	New Construct	3,600		100		SHED 12' X 12'	04-12-2013	VGS			20	Field Review
									07-10-2007	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	0060	1.341		1.0000	11.74	469,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	2				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	429				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	960				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION	
Net Other Adj	376,406
Replace Cost	42,811
Year Built	665,554
Effective Year Built	1984
Depreciation Code	1994
Remodel Rating	A
Year Remodeled	
Depreciation %	27
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	73
Cns Sect Rcnd	306,000
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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
SHD1	Shed	L	144	21.00	1991	A	70	C	1.00	2,100
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	960	960	960	213.38	204,847
BSM	Basement	0	960	192	42.68	40,969
CTH	Cathedral Ceiling	0	133	13	20.86	2,774
FUS	Finished Upper Story	68	68	68	213.38	14,510
TQS	Three Quarter Story	512	683	512	159.96	109,252
WDK	Deck	0	188	19	21.57	4,054
Ttl Gross Liv / Lease Area		1,540	2,992	1,764		376,406



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LANDRY KELSIE L			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	549,900	549,900	
54 CHANDLER MILL DR				0 Medium		RES LAND	1010	469,400	469,400	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID	Cyclical 2							
		Scnd Home LEASED	Exemption W							
		Tax Class T	District							
		Tot Fin Area 1640	Res Exem							
		Total Acres .918								
		Chapter Lan								
		GIS ID F_857304_2835541	Assoc Pid#							
							Total	1,031,900	1,031,900	

VISION

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							Total	859,400	Total	580,300	Total	551,300				

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY	
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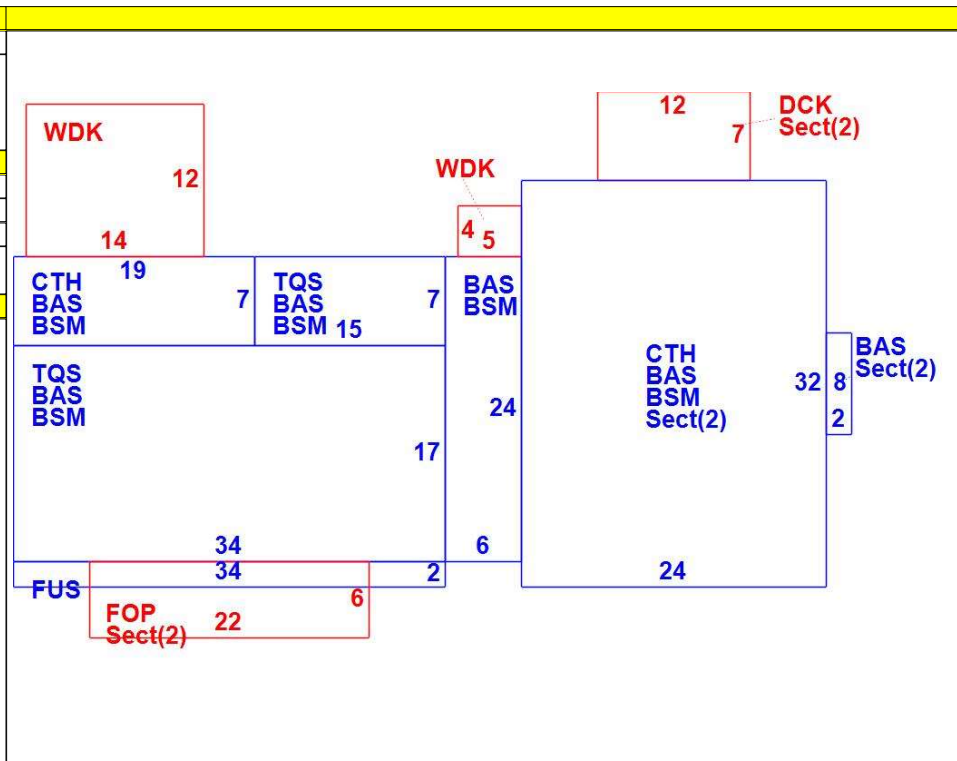
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11840	03-26-1991	NC	New Construct	3,600		100		SHED 12' X 12'	04-12-2013	VGS			20	Field Review
									07-10-2007	BSB		1	00	Measure & Listed

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Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.50				
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	3				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	768				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	222,557
Replace Cost	23,780
Year Built	2021
Effective Year Built	2020
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	1
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	99
Cns Sect Rcnd	243,900
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	784	784	784	213.38	167,291
BSM	Basement	0	768	154	42.79	32,861
CTH	Cathedral Ceiling	0	768	77	21.39	16,430
DCK	Deck	0	84	8	20.32	1,707
FOP	Open Porch	0	132	20	32.33	4,268
Ttl Gross Liv / Lease Area		784	2,536	1,043		222,557

