

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PINKHAM MICHAEL T			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
PINKHAM MARY F			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	161,600	161,600	
450 LAKE SHORE DR		SUPPLEMENTAL DATA			RES LAND	1010	316,400	316,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1324 Total Acres 1.120 Chapter Lan GIS ID F_856672_2839814			Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		478,000	478,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PINKHAM MICHAEL T		17302 0217	03-31-1999	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
PINKHAM MICHAEL T		12188 0270	09-08-1993	U	I	1	1F	2023	1010	174,000	2022	1010	151,700
									1010	281,900		1010	253,700
								Total		455,900	Total		405,400
								Total			Total		355,900

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							APPRAISED VALUE SUMMARY					
										Appraised Bldg. Value (Card) 161,600					
										Appraised Xf (B) Value (Bldg) 0					
										Appraised Ob (B) Value (Bldg) 0					
										Appraised Land Value (Bldg) 316,400					
										Special Land Value 0					
										Total Appraised Parcel Value 478,000					
										Valuation Method C					
										Total Appraised Parcel Value 478,000					

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
12522	08-26-1992	AD	Addition	23,000		100		1 STY ADD 20' X 23'		09-13-2018	JLF			20	Field Review
										04-12-2013	VGS			20	Field Review
										10-14-2005	KP		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	0030	0.886			1.0000	7.75	310,100
1	1010	Single Family	RC	Residual	0.202 AC	35,000.00	1.00000	5	1.00	0030	0.886			1.0000	0.72	6,300
Total Card Land Units					1.12 AC	Parcel Total Land Area					1.12	Total Land Value				316,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1324	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2					223,191
Heat Fuel	02	Oil	Net Other Adj		11,000
Heat Type	05	Hot Water	Replace Cost		234,191
AC Type	01	None	Year Built		1950
Bedrooms	3		Effective Year Built		1990
Full Baths	1		Depreciation Code		A
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		31
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		69
Sq Ft Fin Bsmt	240		Cns Sect Rcnld		161,600
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1324		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	1,324	1,324	1,324	140.46	185,969	
BSM	Basement	0	1,324	265	28.11	37,222	
Ttl Gross Liv / Lease Area		1,324	2,648	1,589		223,191	

BAS
BSM

20

23

24

36

BAS
BSM



450 LAKE SHORE DR

