

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BOGGS JAMES J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
440 LAKE SHORE DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	289,000	289,000	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RES LAND	1010	328,800	328,800		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1560 Total Acres 1.519 Chapter Lan GIS ID F_856751_2839735		Cyclical 2 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	40,400	40,400		
						Total		658,200	658,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BOGGS JAMES J		37105 0060	04-24-2009	Q	I	360,000	00	Year	Code	Assessed	Year	Code	Assessed	
RUEL PAUL E		20572 0062	09-21-2001	Q	I	290,000	00	2023	1010	279,300	2022	1010	230,400	
DOHERTY WILLIAM H		16175 0220	05-08-1998	Q	I	100	00		1010	292,900		1010	263,600	
DOHERTY WILLIAM H		16146 0298	04-30-1998	Q	I	209,450	00		1010	24,100		1010	24,100	
						Total		596,300		Total		518,100	Total	438,600

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

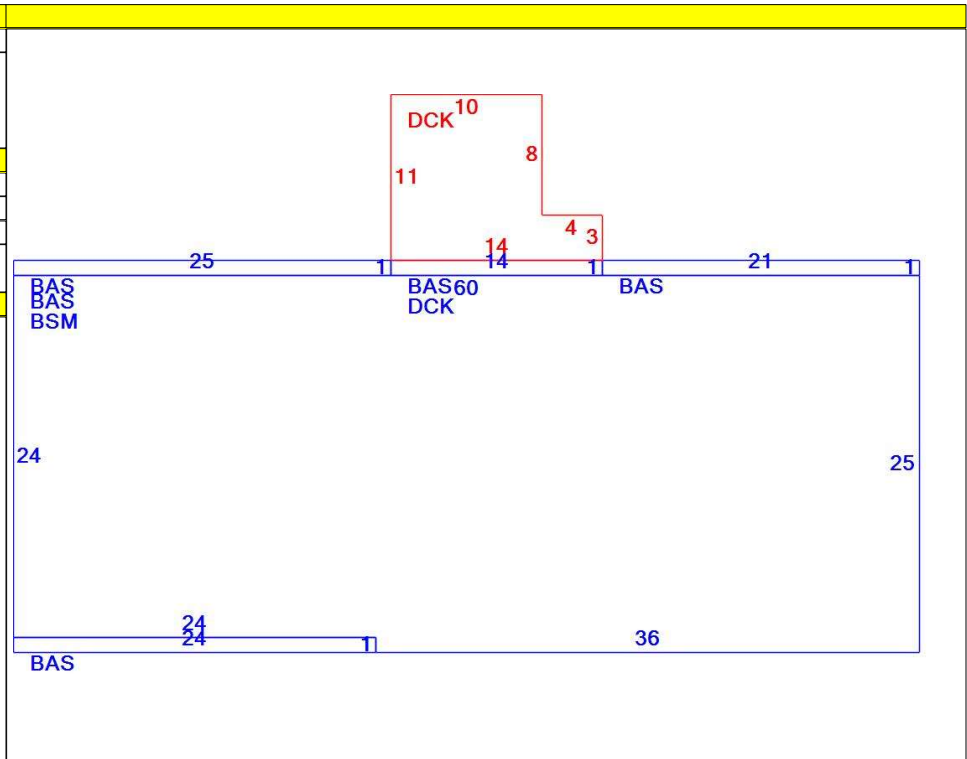
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			289,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			40,400
Appraised Land Value (Bldg)			328,800
Special Land Value			0
Total Appraised Parcel Value			658,200
Valuation Method			C
Total Appraised Parcel Value			658,200

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
443	10-30-2001	MN	Maintenance	4,000		100		RESHINGLE ROOF	09-13-2018	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									03-08-2010	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	WP	Residual	0.602 AC	35,000.00	1.00000	5	1.00	0030	0.886		1.0000	0.71	18,700
Total Card Land Units					1.52 AC	Parcel Total Land Area					1.52	Total Land Value			328,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1476	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Fir		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			386,566
Interior Floor 2			Net Other Adj		26,260
Heat Fuel	03	Gas	Replace Cost		412,825
Heat Type	04	Forced Air-Duc	Year Built		1963
AC Type	03	Central	Effective Year Built		1991
Bedrooms	5		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		30
Total Rooms	8		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		70
Gas Fireplaces	0		Cns Sect Rcnld		289,000
Sq Ft Fin Bsmt	312		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1476		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
SPL1	Ing Pool - Ave	L	576	64.00	1980	A	70	C	1.00	25,800
PTO	Patio	L	600	15.00	1980	A	70	C	1.00	6,300
SHD1	Shed	L	128	21.00	1980	A	70	C	1.00	1,900
FN2	Fence - Wood	L	208	35.00	1980	A	70	C	1.00	5,100
PTO	Patio	L	126	15.00	1980	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,560	1,560	1,560	206.83	322,655
BSM	Basement	0	1,476	295	41.34	61,015
DCK	Deck	0	136	14	21.29	2,896
Ttl Gross Liv / Lease Area		1,560	3,172	1,869		386,566



440 LAKE SHORE DR