

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
LETORNEY JOSEPH JR LETORNEY MIREILLE 190 LAKE SHORE DR DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	419,400	419,400			
				0	Medium			RES LAND	1010	399,600	399,600			
SUPPLEMENTAL DATA														
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2028 Total Acres 1.306 Chapter Lan GIS ID F_857223_2837083					Cyclical 2 Exemption W District Res Exem Assoc Pid#									
									Total		819,000		819,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
LETORNEY JOSEPH JR		44951 0172	11-17-2014	Q	I	405,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
HANNON WILLIAM E & EUNICE M		14052 0244	12-28-1995	U	I	229,700	1P	2023	1010	318,500	2022	1010	291,300	2021	1010	263,400			
WHITE JOEL D TR		13544 0181	04-27-1995	U	V	80,000	1P		1010	356,100		1010	320,400		1010	260,000			
								Total		674,600		Total		611,700		Total		523,400	

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													
0030																	
NOTES																	
						Total Appraised Parcel Value						819,000					

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
13629	04-24-1995	NC	New Construct	113,000	05-23-1996	100		2 STY HSE 26X36,ELL		09-13-2018	JLF			20	Field Review
										03-09-2015	JLF	0	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										05-01-2007	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	0030	0.886				V125	1.2500	9.69	387,600
1	1010	Single Family	WP	Residual	0.388	AC 35,000.00	1.00000	5	1.00	0030	0.886					1.0000	0.71	12,000
Total Card Land Units					1.31	AC	Parcel Total Land Area					1.31	Total Land Value					399,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1076	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	14	Carpet			477,029
Interior Floor 2	12	Hardwood	Net Other Adj		22,230
Heat Fuel	02	Oil	Replace Cost		499,259
Heat Type	05	Hot Water	Year Built		1995
AC Type	03	Central	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		16
Total Rooms	8		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		84
Gas Fireplaces	0		Cns Sect Rcnd		419,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1076		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	1,092	1,092	1,092	210.80	230,188
BSM	Basement	0	1,076	215	42.12	45,321
DCK	Deck	0	196	20	21.51	4,216
FUS	Finished Upper Story	936	936	936	210.80	197,304
Ttl Gross Liv / Lease Area		2,028	3,300	2,263		477,029

