

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
PHELAN RICHARD T & LINDA M TT PHELAN FAMILY TRUST 140 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	165,900	165,900
				0	Medium	0	Pond Vw	RES LAND	1010	396,800	396,800
SUPPLEMENTAL DATA											
Alt Prcl ID				Cyclical 2							
Scnd Home				Exemption							
Tax Class T				W							
Tot Fin Area 1056				District							
Total Acres 1.214				Res Exem							
Chapter Lan											
GIS ID F_856597_2836905				Assoc Pid#							
									Total	562,700	562,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PHELAN RICHARD T & LINDA M TT		51202 023	06-06-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
PHELAN RICHARD T		12129 0200	08-18-1993	Q	I	135,000	00	2023	1010	160,500	2022	1010	131,600
									1010	353,600		1010	317,900
								Total	514,100	Total	449,500	Total	373,200

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											
ALAN DID INSPECTION FISCAL 96 LOWER LEVEL.											
						Appraised Bldg. Value (Card) 165,900					
						Appraised Xf (B) Value (Bldg) 0					
						Appraised Ob (B) Value (Bldg) 0					
						Appraised Land Value (Bldg) 396,800					
						Special Land Value 0					
						Total Appraised Parcel Value 562,700					
						Valuation Method C					
						Total Appraised Parcel Value 562,700					

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
2018-137	07-11-2018	MN	Maintenance	5,002		100		STRIP & REROOF		09-13-2018	JLF			20	Field Review
13814	08-29-1995	AD	Addition	2,000		100		ADD 4' TO EXIS SHED		04-12-2013	VGS			20	Field Review
13294	07-08-1994	MN	Maintenance	240		100		STRIP & REROOF		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	POND VIEW	V125	1.2500	9.69	387,600	
1	1010	Single Family	WP	Residual	0.296	AC	35,000.00	1.00000	5	1.00	0030	0.886	SWAMP		1.0000	0.71	9,200	
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value					396,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	968	
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					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		211,548
Interior Floor 2			Replace Cost		22,100
Heat Fuel	03	Gas	Year Built		233,648
Heat Type	05	Hot Water	Effective Year Built		1970
AC Type	01	None	Depreciation Code		1992
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		165,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	484		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	968		Cost to Cure Ovr Comment		

DCK		14
18		
BAS	BSM	22
44		
BAS	44	2

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	1,056	1,056	1,056	165.92	175,212	
BSM	Basement	0	968	194	33.25	32,188	
DCK	Deck	0	252	25	16.46	4,148	
Ttl Gross Liv / Lease Area		1,056	2,276	1,275		211,548	



140 LAKE SHORE DR

