

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TURNER SIMON W SANDOVAL MARTHA L 100 LAKE SHORE DR  DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	580,300	580,300
				0	Medium	0	Pond Vw	RES LAND	1010	412,500	412,500
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	24,600	24,600	905 DUXBURY, MA	
Alt Prcl ID		Scnd Home		Cyclical Exemption		2					
Tax Class		T		District		Res Exem					
Tot Fin Area		2822		Assoc Pid#							
Total Acres		1.815									
Chapter Lan											
GIS ID		F_855868_2837028						Total 1,017,400 1,017,400			

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
TURNER SIMON W THOMAS JOHN N & ALISON J		49732	0190	04-26-2018	Q	I	695,000	00	Year	Code	Assessed	Year	Code	Assessed	
		4888	0434	10-03-1980	U	I	61,000	1	2023	1010	433,800	2022	1010	362,300	
									1010	367,600		2021	1010	331,000	
									1010	18,400			1010	18,400	
									Total	819,800		Total	711,700	Total	631,500

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
0030			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	580,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	24,600
Appraised Land Value (Bldg)	412,500
Special Land Value	0
Total Appraised Parcel Value	1,017,400
Valuation Method	C
Total Appraised Parcel Value	1,017,400

**NOTES**

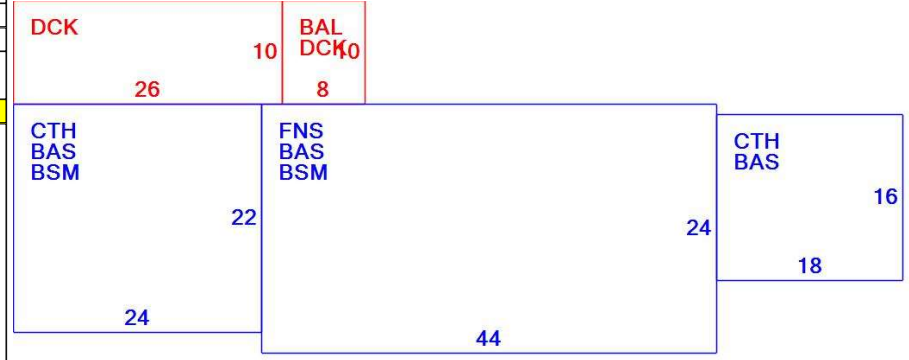
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
93	06-16-2010	MN	Maintenance	10,000		100		REPL 20 WINDOWS		12-05-2018	SJD	9	1	06	Inspection Only
20	04-17-2007	MN	Maintenance	11,750	05-19-2007	100		RE-ROOF		11-28-2018	SJD	9		01	Measure - No Entry
										09-13-2018	JLF			20	Field Review
										04-12-2013	VGS			20	Field Review
										05-19-2007	BSB			07	Measure - Info @ Door

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	RC	Residual	0.798	AC 35,000.00	1.00000	5	1.00	0030	0.886			1.0000	0.71	24,700
1	1010	Single Family	WP	Undevelop	0.100	AC 2,000.00	1.00000	0	1.00	0030	0.886			1.0000	0.05	200
Total Card Land Units					1.82	AC	Parcel Total Land Area					1.82	Total Land Value			412,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1056				

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

COST / MARKET VALUATION	
Net Other Adj	748,558
Replace Cost	35,680
Year Built	784,238
Effective Year Built	1960
Depreciation Code	1995
Remodel Rating	G
Year Remodeled	
Depreciation %	26
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	74
Cns Sect Rcnd	580,300
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
FGR1	Garage - 1 Sto	L	336	52.00	1970	A	70	C	1.00	12,200
GNR	GENERATOR	L	1	12400.00	2018	E	100	C	1.00	12,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	80	8	22.94	1,835
BAS	First Floor	1,872	1,872	1,872	229.41	429,452
BSM	Basement	0	1,584	317	45.91	72,722
CTH	Cathedral Ceiling	0	816	82	23.05	18,811
DCK	Deck	0	340	34	22.94	7,800
FNS	Finished 90% Story	950	1,056	950	206.38	217,938
Ttl Gross Liv / Lease Area		2,822	5,748	3,263		748,558

