

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANDERSON JANICE C TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
WINNETUXET REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	253,400	253,400	
96 LAKE SHORE DR		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	397,400	397,400		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1944 Total Acres 1.235 Chapter Lan			Cyclical 2 Exemption W District Res Exem	RESIDNTL	1010	68,100	68,100	<b>VISION</b>
GIS ID F_855899_2836768		Assoc Pid#			Total		718,900	718,900		

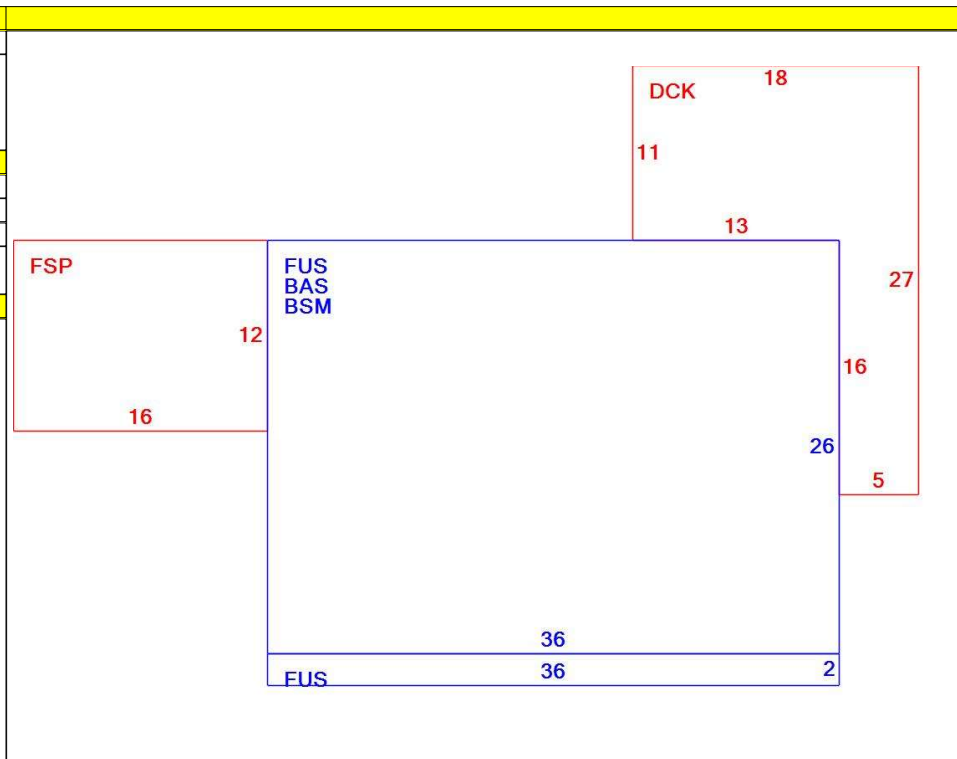
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
ANDERSON JANICE C TT	4809 0324	04-29-1988	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed			
ANDERSON STEPHEN BROOKS TT	8420 0198	03-31-1980	U	I	0		2023	1010	191,500	2022	1010	174,800	2021	1010	157,700
								1010	354,200		1010	318,600		1010	258,600
								1010	42,500		1010	42,500		1010	42,500
Total		588,200		Total		535,900		Total		458,800					

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor				
Total		0.00						Appraised Bldg. Value (Card) 253,400					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0			
0030										Appraised Ob (B) Value (Bldg) 68,100			
Total		0.00						Appraised Land Value (Bldg) 397,400					
Total		0.00						Special Land Value 0					
Total		0.00						Total Appraised Parcel Value 718,900					
Total		0.00						Valuation Method C					
Total		0.00						Total Appraised Parcel Value 718,900					

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
13914	11-29-1995	NC	New Construct	3,000	05-23-1996	100		10'X18'SHED 4'FTGS	09-13-2018	JLF			20	Field Review
11861	04-16-1991	RM	Remodel	400	01-01-1993	100		DECK TO 4' X 16'	04-12-2013	VGS			20	Field Review
									06-05-2007	BSB			01	Measure - No Entry

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	0.317 AC	35,000.00	1.00000	5	1.00	0030	0.886			1.0000	0.71	9,800
Total Card Land Units					1.24 AC	Parcel Total Land Area					1.24	Total Land Value			397,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	936	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			346,445
Interior Floor 2			Net Other Adj		10,500
Heat Fuel	02	Oil	Replace Cost		356,945
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	7		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		71
Gas Fireplaces	0		Cns Sect Rcnld		253,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	936		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
SPL2	Ing Pool-Good	L	966	89.00	1981	A	70	C	1.00	60,200
PTO	Patio	L	500	15.00	1981	A	70	C	1.00	5,300
SHD1	Shed	L	180	21.00	1995	A	70	C	1.00	2,600

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	157.69	147,598
BSM	Basement	0	936	187	31.50	29,488
DCK	Deck	0	278	28	15.88	4,415
FSP	Screened Porch	0	192	38	31.21	5,992
FUS	Finished Upper Story	1,008	1,008	1,008	157.69	158,952
Ttl Gross Liv / Lease Area		1,944	3,350	2,197		346,445



96 LAKE SHORE DR

