

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
POIRIER JOHN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
42 LAKE SHORE DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	404,100	404,100	
		SUPPLEMENTAL DATA			RES LAND	1010	376,800	376,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4044 Total Acres .81 Chapter Lan GIS ID F_855775_2836023			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	21,400	21,400	
						Total		802,300	802,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
POIRIER JOHN	50741	0078	01-22-2019	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
POIRIER JOHN	48376	0025	05-02-2017	U	I	411,765	1	2023	1010	352,000	2022	1010	317,200
KUBOTA ATSUSHI	25738	0320	07-10-2003	Q	I	570,000	00		1010	336,300		1010	304,900
LYNCH MICHAEL J JR	15532	0071	10-02-1997	Q	I	235,000	00		1010	11,100		1010	11,100
42 LAKE SHORE DR RLTY TRUST	15327	0263	07-17-1997	U	I	168,000	1	Total		699,400	Total		633,200
								Total		515,100	Total		515,100

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)								404,100	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								21,400	
Appraised Land Value (Bldg)								376,800	
Special Land Value								0	
Total Appraised Parcel Value								802,300	
Valuation Method								C	
Total Appraised Parcel Value								802,300	

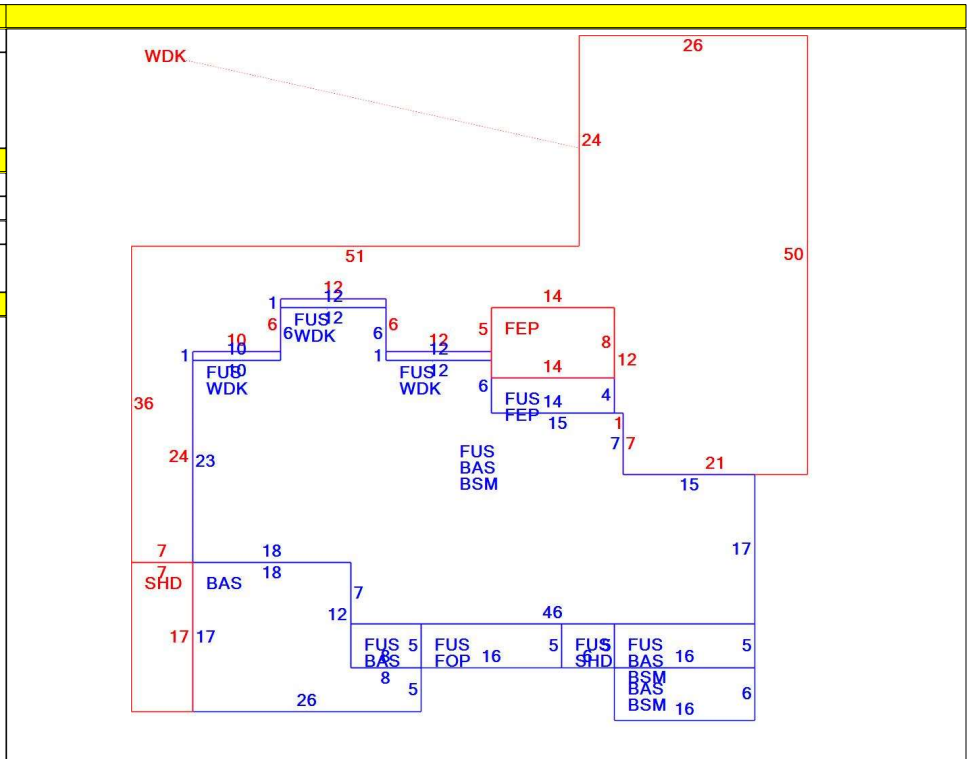
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-21-17	07-29-2021	MN	Maintenance	20,000		100	07-29-2021	STRIP & REROOF	09-13-2018	JLF			20	Field Review
79	03-13-2006	AD	Addition	14,000	09-16-2006	100		12X14 SUNROOM	11-17-2017	SJD	9		01	Measure - No Entry
14695	10-30-1997	MN	Maintenance	9,000		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
14712	10-23-1997	MN	Maintenance	2,500		100		STRUCTURAL REPAIRS	09-16-2006	KP		4	08	Measure - Interior Refusal

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	35,400	SF	9.61	1.00000	5	1.00	0030	0.886	V125	1.2500	10.64	376,800
Total Card Land Units					0.81	AC	Parcel Total Land Area					0.81	Total Land Value			376,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1757	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	05	Average			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	12				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1757				

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

COST / MARKET VALUATION	
Net Other Adj	707,861
Replace Cost	40,480
Year Built	748,341
Effective Year Built	1965
Depreciation Code	1975
Remodel Rating	P
Year Remodeled	
Depreciation %	46
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	54
Cns Sect Rcnld	404,100
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
SPL4	Above Ground	L	504	8.00	1960	A	70	C	1.00	2,800
SPL1	Ing Pool - Ave	L	308	64.00	1980	G	85	C	1.00	16,800
SHD1	Shed	L	120	21.00	2005	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,143	2,143	2,143	148.99	319,290
BSM	Basement	0	1,757	351	29.76	52,296
FEP	Finished Enclosed Porch	0	168	101	89.57	15,048
FOP	Open Porch	0	80	12	22.35	1,788
FUS	Finished Upper Story	1,901	1,901	1,901	148.99	283,234
SHD	Attached Shed	0	149	52	52.00	7,748
WDK	Deck	0	1,909	191	14.91	28,457
Ttl Gross Liv / Lease Area		4,044	8,107	4,751		707,861

