

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MULRENIN MELANIE			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
MARSTON GRANT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	189,600	189,600		
20 LAKE SHORE DR				0 Medium		RES LAND	1010	369,600	369,600		
						RESIDNTL	1010	24,500	24,500		
SUPPLEMENTAL DATA											
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 792 Total Acres .72 Chapter Lan		Cyclical 2 Exemption W District Res Exem						
			GIS ID F_855535_2836027		Assoc Pid#	Total				583,700	583,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
MULRENIN MELANIE		52175 235	12-31-2019	Q	I	460,000	00	Year	Code	Assessed	Year	Code	Assessed		
THOMPSON DAVID		43912 0270	12-12-2013	Q	I	385,500	00	2023	1010	205,200	2022	1010	181,500		
PRAT PIERRE J		21218 0311	12-26-2001	Q	I	287,500	00		1010	329,400		1010	298,000		
MACLEOD DAVID J		17959 0151	10-18-1999	Q	I	222,000	00		1010	18,500		1010	18,500		
Total								553,100		Total		498,000		Total	436,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0030			

NOTES		APPRAISED VALUE SUMMARY	
BEDROOMS ON MAIN LEVEL. LR/DR/KIT ON LOWER LEVEL, 1 LARGE ROOM.		Appraised Bldg. Value (Card)	189,600
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	24,500
		Appraised Land Value (Bldg)	369,600
		Special Land Value	0
		Total Appraised Parcel Value	583,700
		Valuation Method	C
		Total Appraised Parcel Value	583,700

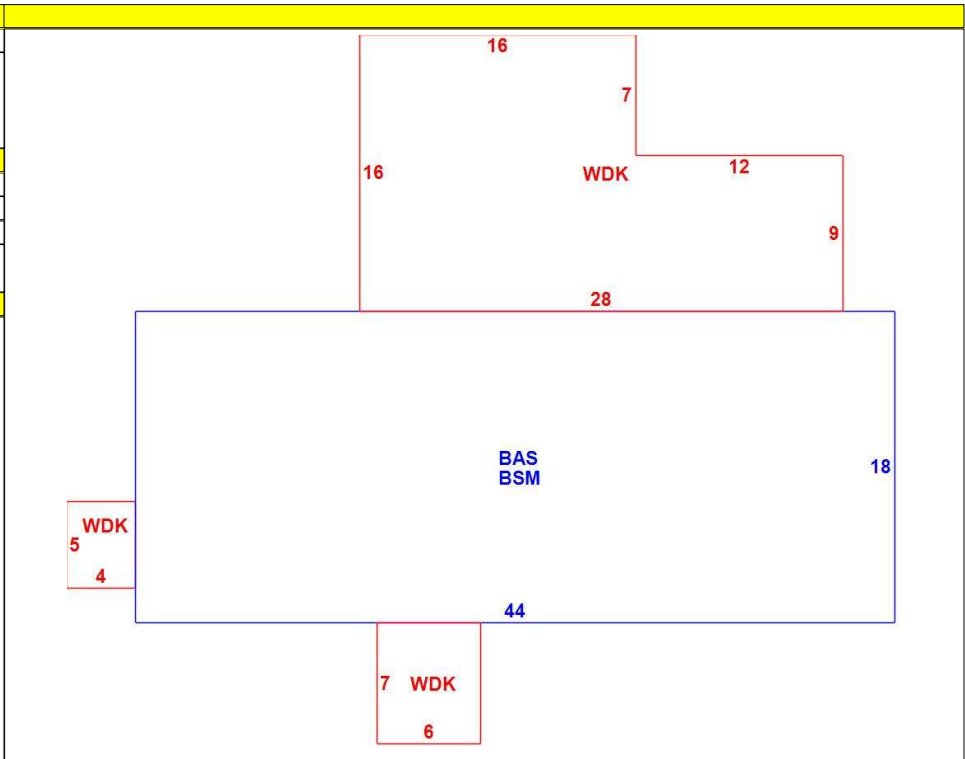
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-22-31	02-24-2022	MN	Maintenance	12,446		100		Replace 1 window and 2 patio do	03-10-2020	SJD	9		01	Measure - No Entry
2013-0073	05-13-2013	MN	Maintenance	2,000		100		STRIP & REROOF 4 SQUARES	09-13-2018	JLF			20	Field Review
343	09-27-2006	RM	Remodel	10,000		100		KIT,FULL BTH TO 1/2	03-19-2014	SJD	9		01	Measure - No Entry
324	09-14-2006	MS	Miscellaneous	8,000		100		12X20 UTILITY BLDG	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	31,363 SF	10.64	1.00000	5	1.00	0030	0.886		V125	1.2500	11.78	369,600
Total Card Land Units					0.72	AC	Parcel Total Land Area					0.72	Total Land Value			369,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	792	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	04	Electric			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	712				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	792				

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

COST / MARKET VALUATION	
Net Other Adj	206,312
Replace Cost	36,790
Year Built	1954
Effective Year Built	1999
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	22
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	78
Cns Sect Rcnld	189,600
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	576	52.00	1981	A	70	C	1.00	21,000
SHD1	Shed	L	240	21.00	1985	A	70	C	1.00	3,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	792	792	792	207.77	164,551
BSM	Basement	0	792	158	41.45	32,827
WDK	Deck	0	426	43	20.97	8,934
Ttl Gross Liv / Lease Area		792	2,010	993		206,312

