

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WILSON ANDREW J 321 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	194,000	194,000
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	331,900
		Alt Prcl ID	Cyclical 2			RESIDNTL	1010	10,900	10,900
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 1456	District						
		Total Acres 1.619	Res Exem						
		Chapter Lan							
		GIS ID F_858071_2838844	Assoc Pid#						
							Total	536,800	536,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
WILSON ANDREW J		11840 0089	05-07-1993	U	I	20,000	1	Year	Code	Assessed	Year	Code	Assessed
WILSON ANDREW J		9722 0166	04-27-1990	Q	I	162,300	00	2023	1010	144,300	2022	1010	120,100
									1010	295,700		1010	266,100
									1010	8,400		1010	8,400
							Total	448,400	Total	394,600	Total	344,200	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	194,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,900
Appraised Land Value (Bldg)	331,900
Special Land Value	0
Total Appraised Parcel Value	536,800
Valuation Method	C
Total Appraised Parcel Value	536,800

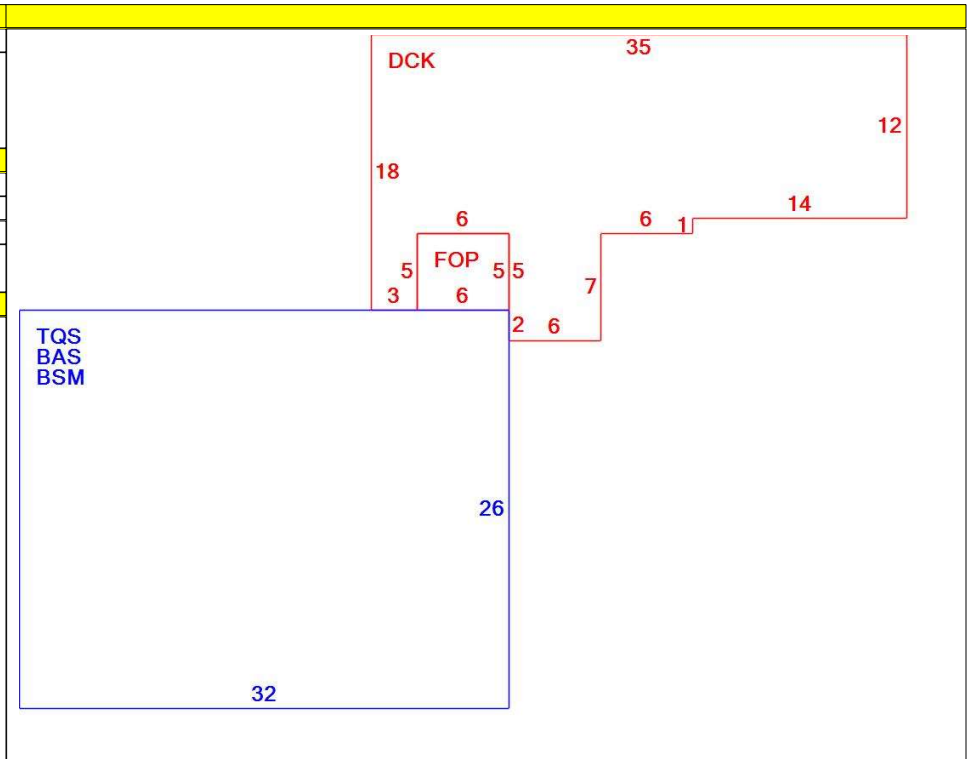
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0030			

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
									09-13-2018	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									04-30-2007	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		1.0000	7.75	310,100
1	1010	Single Family	RC	Residual	0.702 AC	35,000.00	1.00000	5	1.00	0030	0.886		1.0000	0.71	21,800
Total Card Land Units					1.62 AC	Parcel Total Land Area					1.62	Total Land Value			331,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	832	
Model	01	Residential	Bsmt Type	00	
Grade	03	Average	Unfin Area	0.00	N/A
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			293,057
Interior Floor 2			Net Other Adj		10,000
Heat Fuel	03	Gas	Replace Cost		303,056
Heat Type	05	Hot Water	Year Built		1967
AC Type	01	None	Effective Year Built		1985
Bedrooms	4		Depreciation Code		F
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		36
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		64
Gas Fireplaces	0		Cns Sect Rcnld		194,000
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	832		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	288	52.00	1980	A	70	C	1.00	10,500
SHD1	Shed	L	30	21.00	1967	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	832	832	832	174.75	145,392
BSM	Basement	0	832	166	34.87	29,009
DCK	Deck	0	498	50	17.55	8,738
FOP	Open Porch	0	30	5	29.13	874
TQS	Three Quarter Story	624	832	624	131.06	109,044
Ttl Gross Liv / Lease Area		1,456	3,024	1,677		293,057



321 LAKE SHORE DR