

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
DURGIN DAVID M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
THAYER BRENDA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	112,700	112,700	
271 LAKE SHORE DR				0 Medium		RES LAND	1010	314,000	314,000	
						RESIDNTL	1010	13,000	13,000	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 864 Total Acres 1.044 Chapter Lan		Cyclical 2 Exemption W District Res Exem					VISION
			GIS ID F_858039_2838023		Assoc Pid#	Total		439,700	439,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
DURGIN DAVID M		51443 066	07-31-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
DURGIN DAVID M (L/E)		45563 0053	05-19-2015	U	I	1	1A	2023	1010	123,200	2022	1010	107,200		
DURGIN DAVID M		4094 0223	08-25-1975	U	I	0	1		1010	279,800		1010	250,700		
									1010	10,000		1010	10,000		
Total										413,000	Total		367,900	Total	319,500

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)	112,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,000
Appraised Land Value (Bldg)	314,000
Special Land Value	0
Total Appraised Parcel Value	439,700
Valuation Method	C
Total Appraised Parcel Value	439,700

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
									09-13-2018	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									05-19-2007	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	310,100
1	1010	Single Family	RC	Residual	0.126 AC	35,000.00	1.00000	5	1.00	0030	0.886			1.0000	3,900
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value		314,000

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	01	Ranch	Bsmt Area	864				
Model	01	Residential	Bsmt Type	00				
Grade	03	Average	Unfin Area	0.00	N/A			
Stories	1							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				158,288		
Interior Floor 2			Net Other Adj			5,000		
Heat Fuel	02	Oil	Replace Cost			163,288		
Heat Type	05	Hot Water	Year Built			1954		
AC Type	01	None	Effective Year Built			1990		
Bedrooms	3		Depreciation Code			A		
Full Baths	1		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	0		Depreciation %			31		
Total Rooms	5		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			69		
Gas Fireplaces	0		Cns Sect Rcnld			112,700		
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	864		Cost to Cure Ovr					
			Cost to Cure Ovr Comment					

<p>BAS BSM</p>	24
36	

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	357	52.00	1980	A	70	C	1.00	13,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	864	864	864	152.64	131,881
BSM	Basement	0	864	173	30.56	26,407
Ttl Gross Liv / Lease Area		864	1,728	1,037		158,288



271 LAKE SHORE DR

