

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
ANDERSEN ALEX & NICOLE		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	
261 LAKE SHORE DR		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	338,900	338,900	
DUXBURY MA 02332		SUPPLEMENTAL DATA					0	Medium	RES LAND	1010	315,400	315,400
Alt Prcl ID		Cyclical 2										
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 1100		District										
Total Acres 1.089		Res Exem										
Chapter Lan												
GIS ID F_858023_2837859		Assoc Pid#										
							Total		654,300		654,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
ANDERSEN ALEX & NICOLE		54702 21	03-31-2021	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PROPERTYVELOPMENT LLC		53937 28	12-03-2020	U	I	330,000	1	2023	1010	328,200	2022	1010	270,400	2021	1010	97,500
OWEN LOUISE M TT		38532 291	05-18-2010	U	I	100	1F		1010	281,000		1010	253,000		1010	205,400
OWEN LOUISE M		11806 87	04-28-1993	U	I	1	1F	Total		609,200	Total		523,400	Total		302,900

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)	338,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	315,400
Special Land Value	0
Total Appraised Parcel Value	654,300
Valuation Method	C
Total Appraised Parcel Value	654,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
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
BPO-20-350	12-14-2020	RM	Remodel	75,025	03-03-2021	100		Renovate, replace kitchen, bath,		03-04-2021	SJD	9		01	Measure - No Entry
435	08-19-2003	MN	Maintenance	1,900		100		REPL 4 WINDOWS		03-03-2021	SJT	5		01	Measure - No Entry
										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	7.75	310,100
1	1010	Single Family	RC	Residual	0.171	AC	35,000.00	1.00000	5	1.00	0030	0.886		1.0000	0.71	5,300
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09	Total Land Value			315,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			329,224
Interior Floor 2			Net Other Adj		43,210
Heat Fuel	02	Oil	Replace Cost		372,434
Heat Type	04	Forced Air-Duc	Year Built		1969
AC Type	03	Central	Effective Year Built		2012
Bedrooms	3		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		9
Total Rooms	5		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		338,900
Sq Ft Fin Bsmt	672		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1056		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK

BAS
BSM

10

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24

44
44

1

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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,100	1,100	1,100	248.28	273,112
BSM	Basement	0	1,056	211	49.61	52,388
DCK	Deck	0	150	15	24.83	3,724
Ttl Gross Liv / Lease Area		1,100	2,306	1,326		329,224

