

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION				
CHASE RONALD F CHASE KATHLEEN M 231 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	233,200	233,200						
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1459 Total Acres 1.298 Chapter Lan GIS ID F_857898_2837357		Cyclical 2 Exemption W District Res Exem Assoc Pid#		RES LAND		1010	322,800	322,800						
								RESIDNTL		1010	2,500	2,500						
										Total		558,500	558,500					
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
CHASE RONALD F		3632	0789	11-18-1970		U	I			0	1	Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	186,300	2022	1010	174,200	
													1010	287,700		1010	258,200	
													1010	1,700		1010	1,700	
										Total		475,700	Total		434,100	Total		376,000
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int									
				Total	0.00													
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				233,200				
0030										Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				2,500				
										Appraised Land Value (Bldg)				322,800				
										Special Land Value				0				
										Total Appraised Parcel Value				558,500				
										Valuation Method				C				
										Total Appraised Parcel Value				558,500				
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			
20000200	05-25-2000	MN	Maintenance	4,000		100		STRIP AND REROOF		09-13-2018	JLF			20	Field Review			
										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	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	0.411 AC	35,000.00	1.00000	5	1.00	0030	0.886			1.0000	0.71	12,700		
Total Card Land Units					1.33 AC	Parcel Total Land Area					1.33	Total Land Value			322,800			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			309,115
Interior Floor 2			Net Other Adj		19,320
Heat Fuel	03	Gas	Replace Cost		328,435
Heat Type	04	Forced Air-Duc	Year Built		1971
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		233,200
Sq Ft Fin Bsmt	252		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	768		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p style="color: red; font-weight: bold;">DCK</p> <p style="text-align: right; color: red;">12</p> <p style="text-align: center; color: red;">20</p>	<p style="color: blue; font-weight: bold;">FNS BAS BSM</p> <p style="text-align: right; color: blue;">24</p> <p style="text-align: center; color: blue;">32</p>
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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
SHD1	Shed	L	80	21.00	1981	A	70	C	1.00	1,200
PTO	Patio	L	127	15.00	1981	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	768	768	768	188.83	145,021	
BSM	Basement	0	768	154	37.86	29,080	
DCK	Deck	0	240	24	18.88	4,532	
FNS	Finished 90% Story	691	768	691	169.90	130,482	
Ttl Gross Liv / Lease Area		1,459	2,544	1,637		309,115	



231 LAKE SHORE DR

