

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SNELL MATTHEW H			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SNELL BRIDGET R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	763,500	763,500	
191 LAKE SHORE DR				0 Medium		RES LAND	1010	341,300	341,300	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	108,100	69,100		
Alt Prcl ID		Cyclical 2								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2686		District								
Total Acres 1.95		Res Exem								
Chapter Lan										
GIS ID F_857638_2836808		Assoc Pid#								
						Total		1,212,900	1,173,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SNELL MATTHEW H	43480	0033	08-13-2013	Q	I	625,000	00	Year	Code	Assessed	Year	Code	Assessed			
CROWELL ROBERT W & SUSAN M	31141	0119	08-15-2005	Q	I	670,000	00	2023	1010	574,700	2022	1010	482,600			
HAMADEH CHAFIK S	21406	0242	01-24-2002	Q	I	324,000	00		1010	304,500		1010	274,200			
HOWLEY JOHN A	15177	0164	05-16-1997	Q	I	210,000	00		1010	37,800		1010	37,800			
								Total		917,000	Total		794,600	Total		723,400

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0030			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	763,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	108,100
Appraised Land Value (Bldg)	341,300
Special Land Value	0
Total Appraised Parcel Value	1,212,900
Valuation Method	C
Total Appraised Parcel Value	1,212,900

NOTES							
3XF - 5FIX BTH & UTIL SINK IN LAUNDRY							
10/2013 - JF							
1/29/20. Note left on door.							
No access to backyard due to fence.							

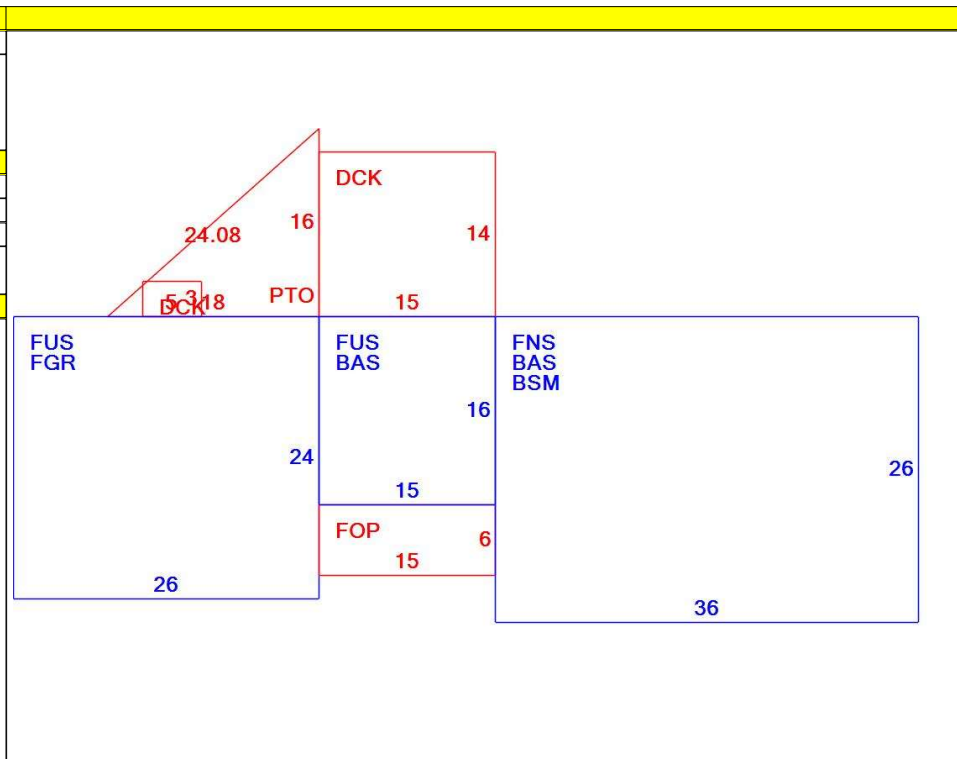
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-20-89	07-07-2020	SP	Solar Panels	41,408	09-03-2020	100	07-17-2020	26 Panel roof mounted solar arra	09-03-2020	SJT	5		20	Field Review
BP-19-187	06-03-2019	BP	Addition	44,000	01-29-2020	100		Install a 18'x40' vinyl lined ingrou ADD/GRG/PORCH	01-29-2020	SJT	5		12	Property Est. - No Access
187	05-11-2004	AD		83,250	06-11-2005	100			09-13-2018	JLF				20
									11-07-2013	JLF	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									08-08-2007	BSB			07	Measure - Info @ Door

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	1.030	AC	35,000.00	0.97669	5	1.00	0030	0.886		1.0000	0.70	31,200
Total Card Land Units					1.95	AC	Parcel Total Land Area					1.95	Total Land Value			341,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.90				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	0				
Extra Fixtures	3				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	468				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	864				

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

COST / MARKET VALUATION			
Net Other Adj		784,628	
Replace Cost		839,028	
Year Built		1967	
Effective Year Built		2012	
Depreciation Code		R	
Remodel Rating			
Year Remodeled			
Depreciation %	9		
Functional Obsol			
External Obsol			
Trend Factor	1.000		
Condition			
Condition %			
Percent Good	91		
Cns Sect Rcnd	763,500		
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
SPL1	Ing Pool - Ave	L	720	64.00	2020	E	100	B	1.50	69,100
SLR	Solar Panels	L	26	1050.00	2020	E	100	C	1.00	39,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	233.31	274,375
BSM	Basement	0	936	187	46.61	43,629
DCK	Deck	0	225	23	23.85	5,366
FGR	Garage	0	624	250	93.47	58,328
FNS	Finished 90% Story	842	936	842	209.88	196,449
FOP	Open Porch	0	90	14	36.29	3,266
FUS	Finished Upper Story	864	864	864	233.31	201,582
PTO	Patio	0	144	7	11.34	1,633
Ttl Gross Liv / Lease Area		2,882	4,995	3,363		784,628

