

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PROCTOR CHRISTOPHER D			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
161 LAKE SHORE DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	349,100	349,100	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RES LAND	1010	322,100	322,100	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2048 Total Acres 1.298 Chapter Lan GIS ID F_857008_2836494				0 Medium		RESIDNTL	1010	5,200	5,200	
						Total		676,400	676,400	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PROCTOR CHRISTOPHER D		27362 0003	01-09-2004	Q	I	419,900	00	Year	Code	Assessed	Year	Code	Assessed	
ARTHUR JOHN D		15613 0164	10-31-1997	Q	I	157,500	00	2023	1010	278,600	2022	1010	260,400	
									1010	287,000		1010	258,200	
									1010	4,000		1010	4,000	
						Total		569,600	Total		522,600	Total		458,900

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 349,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 5,200					
Nbhd	Nbhd Name		B	Tracing		Batch		Appraised Land Value (Bldg) 322,100				
0030							Special Land Value 0					
NOTES							Total Appraised Parcel Value 676,400					
							Valuation Method C					
							Total Appraised Parcel Value 676,400					

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
14105	06-28-1996	NC	New Construct	18,000	01-01-2000	100		15X32 FAMRM &3SEASON	09-13-2018	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									01-10-2005	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	0.386 AC	35,000.00	1.00000	5	1.00	0030	0.886		1.0000	0.71	12,000
Total Card Land Units					1.30 AC	Parcel Total Land Area					1.30	Total Land Value			322,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1280	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			464,570
Interior Floor 2			Net Other Adj		27,170
Heat Fuel	02	Oil	Replace Cost		491,740
Heat Type	05	Hot Water	Year Built		1967
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	7		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		349,100
Sq Ft Fin Bsmt	384		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1280		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
GRN1	Greenhouse -	L	143	52.00	1981	A	70	C	1.00	5,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,280	1,280	1,280	199.90	255,873
BSM	Basement	0	1,280	256	39.98	51,175
DCK	Deck	0	196	20	20.40	3,998
FUS	Finished Upper Story	768	768	768	199.90	153,524
Ttl Gross Liv / Lease Area		2,048	3,524	2,324		464,570

