

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRADFORD DANIEL			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
ORR MICHELLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	416,900	416,900	
143 LAKE SHORE DR		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	313,900	313,900		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 2		RESIDNTL	1010	46,400	46,400		
		Scnd Home	Exemption		Total					
		Tax Class T	W		777,200					
		Tot Fin Area 1639	District		777,200					
		Total Acres 1.039	Res Exem		777,200					
		Chapter Lan	Assoc Pid#		777,200					
		GIS ID F_856621_2836505			777,200					

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BRADFORD DANIEL	55030	334	05-24-2021	Q	I	725,000	00	Year	Code	Assessed	Year	Code	Assessed				
MCGRATH JARED E	43660	0270	09-30-2013	Q	I	410,000	00	2023	1010	335,900	2022	1010	225,400				
HAEHNEL LINDA TT	32049	0084	01-10-2006	U	I	100	1F		1010	279,700		1010	250,700				
FLETCHER CHARLES L & MARIE L CO-T	13124	0039	09-02-1994	U	I	0	1F		1010	41,700		1010	21,700				
Total								657,300		Total		497,800		Total		438,900	

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

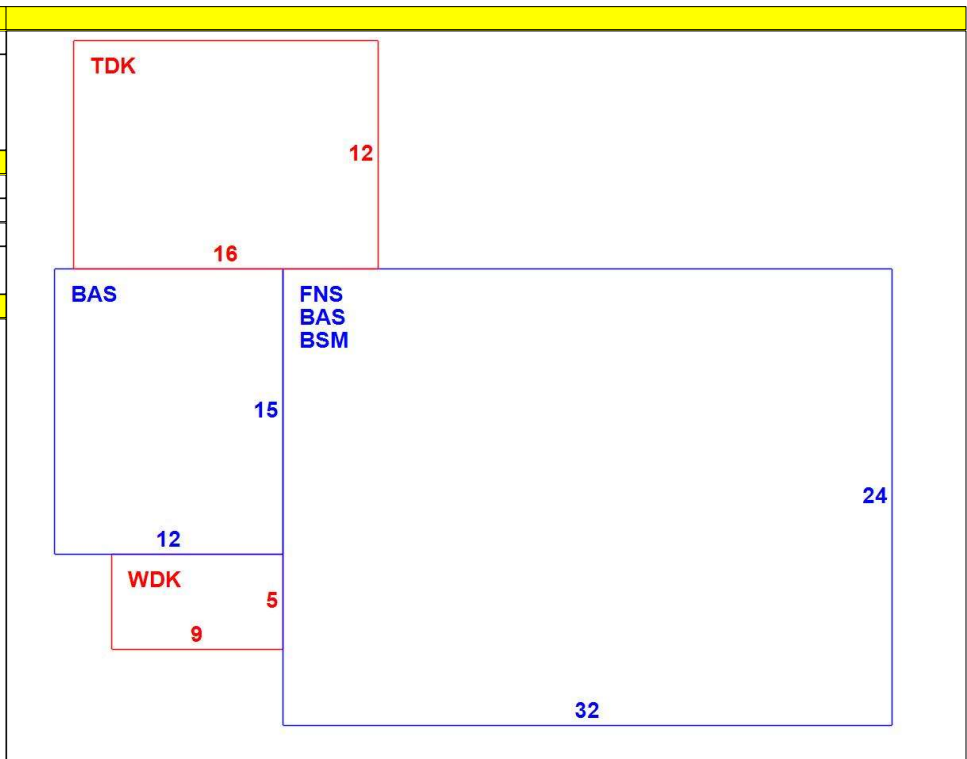
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0030			Batch

NOTES									
2 ROOM APARTMENT 2ND FLR GARAGE									

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
33	05-04-2007	MS	Miscellaneous	3,000	06-05-2007	100		ROOF		11-08-2021	SJD	9		01	Measure - No Entry
										09-13-2018	JLF			20	Field Review
										03-19-2014	SJD	9		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										06-05-2007	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	0.122	AC 35,000.00	1.00000	5	1.00	0030	0.886			1.0000	3,800	
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			313,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.8				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			440,697
Interior Floor 2			Net Other Adj		44,080
Heat Fuel	02	Oil	Replace Cost		484,778
Heat Type	04	Forced Air-Duc	Year Built		1966
AC Type	03	Central	Effective Year Built		2007
Bedrooms	3		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		14
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		86
Gas Fireplaces	0		Cns Sect Rcnld		416,900
Sq Ft Fin Bsmt	576		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		



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
FGR7	Garage - Fin U	L	624	98.00	1995	A	70	C	1.00	42,800
PTO	Patio	L	224	15.00	1997	A	70	C	1.00	2,400
SHD1	Shed	L	80	21.00	2000	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	948	948	948	242.54	229,929
BSM	Basement	0	768	154	48.63	37,351
FNS	Finished 90% Story	691	768	691	218.22	167,596
TDK	Trex Deck	0	192	19	24.00	4,608
WDK	Deck	0	45	5	26.95	1,213
Ttl Gross Liv / Lease Area		1,639	2,721	1,817		440,697

