

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BRIGHT FRANCIS J			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
BRIGHT CATHERINE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	132,800	132,800
95 LAKE SHORE DR		SUPPLEMENTAL DATA			RES LAND	1010	331,200	331,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 912 Total Acres 1.598 Chapter Lan GIS ID F_856308_2836454			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,200	1,200
							Total	465,200	465,200

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRIGHT FRANCIS J		14280 0298	04-12-1996	Q	I	150,000	00	Year	Code	Assessed	Year	Code	Assessed
NIGLOSCY STEPHEN D		12919 0323	06-01-1994	Q	I	125,935	00	2023	1010	142,500	2022	1010	125,100
									1010	295,100		1010	265,600
									1010	800		1010	800
							Total	438,400	Total	391,500	Total	340,200	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0030				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	132,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,200
Appraised Land Value (Bldg)	331,200
Special Land Value	0
Total Appraised Parcel Value	465,200
Valuation Method	C
Total Appraised Parcel Value	465,200

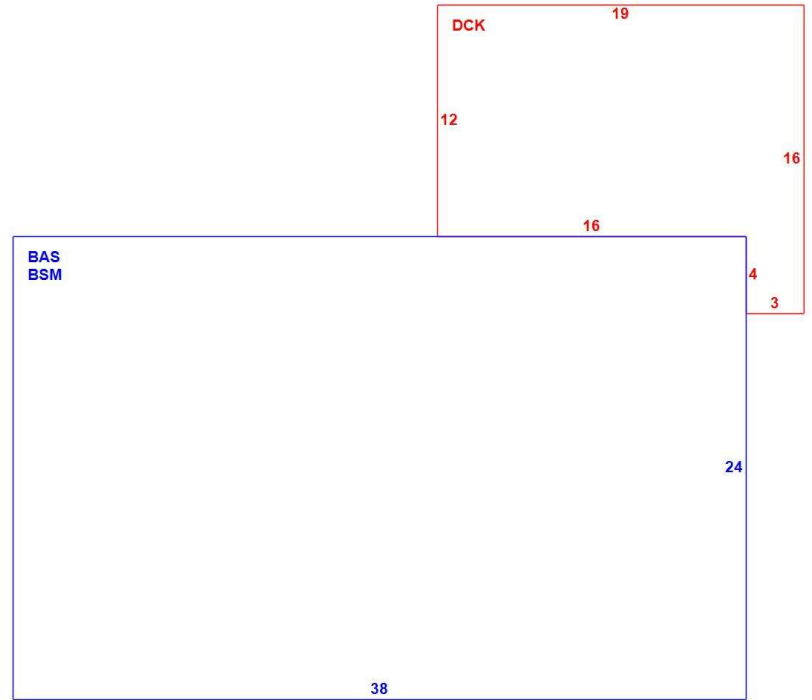
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-19-354	10-18-2019	RM		28,000	03-10-2020	100		REMODEL KITCHEN & REPLC	03-10-2020	SJT	5		00	Measure & Listed
2019-57	03-28-2019	MN	Maintenance	5,100		100		ROOF	09-13-2018	JLF			20	Field Review
15238	12-09-1998	NC	New Construct		03-10-2020	100		STOVE IN BASEMENT	04-12-2013	VGS			20	Field Review
13034-A	11-24-1993	AD	Addition	3,600	01-01-1994	100		NEW SHED 144 SF	05-19-2007	BSB	1	00		Measure & Listed
13034	11-24-1993	NC	New Construct	3,600		100		12X12 GAR SHED						
11332	08-11-1989	AD	Addition	2,800	01-01-1993	100		ABOVE GROUND						

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	0.679 AC	35,000.00	1.00000	5	1.00	0030	0.886			1.0048	0.71	21,100
Total Card Land Units					1.60	AC	Parcel Total Land Area				1.60	Total Land Value			331,200	

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	01	Ranch	Bsmt Area	912			
Model	01	Residential	Bsmt Type	00			
Grade	03	Average	Unfin Area	0.00	N/A		
Stories	1						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	01	None					
Bedrooms	3						
Full Baths	1						
Half Baths	0						
Extra Fixtures	0						
Total Rooms	5						
Bath Style	02	Average					
Kitchen Style	03	Modern					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	432						
FBM Quality	03	Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	912						

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

COST / MARKET VALUATION	
Net Other Adj	168,292
Replace Cost	18,800
Year Built	187,093
Effective Year Built	1967
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	132,800
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
SHD1	Shed	L	80	21.00	1990	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	912	912	912	150.53	137,283	
BSM	Basement	0	912	182	30.04	27,396	
DCK	Deck	0	240	24	15.05	3,613	
Ttl Gross Liv / Lease Area		912	2,064	1,118		168,292	

