

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GAYNOR PATRICIA G			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	139,900	139,900
83 LAKE SHORE DR		SUPPLEMENTAL DATA			RES LAND	1010	322,200	322,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1140 Total Acres 1.308 Chapter Lan GIS ID F_856262_2836344			0 Medium	RESIDNTL	1010	2,500	2,500
		Cyclical 2 Exemption W District Res Exem Assoc Pid#					Total	464,600	464,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GAYNOR PATRICIA G		8796 0332	10-28-1988	Q	I	157,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	149,900	2022	1010	131,900
									1010	287,100		1010	258,400
									1010	1,600		1010	1,600
								Total		438,600	Total		391,900
								Total			Total		341,900

EXEMPTIONS			OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number
2022	41D	ELDERLY	1000.00			
		Total	1,000.00			

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	139,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,500
Appraised Land Value (Bldg)	322,200
Special Land Value	0
Total Appraised Parcel Value	464,600
Valuation Method	C
Total Appraised Parcel Value	464,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0030			

NOTES						

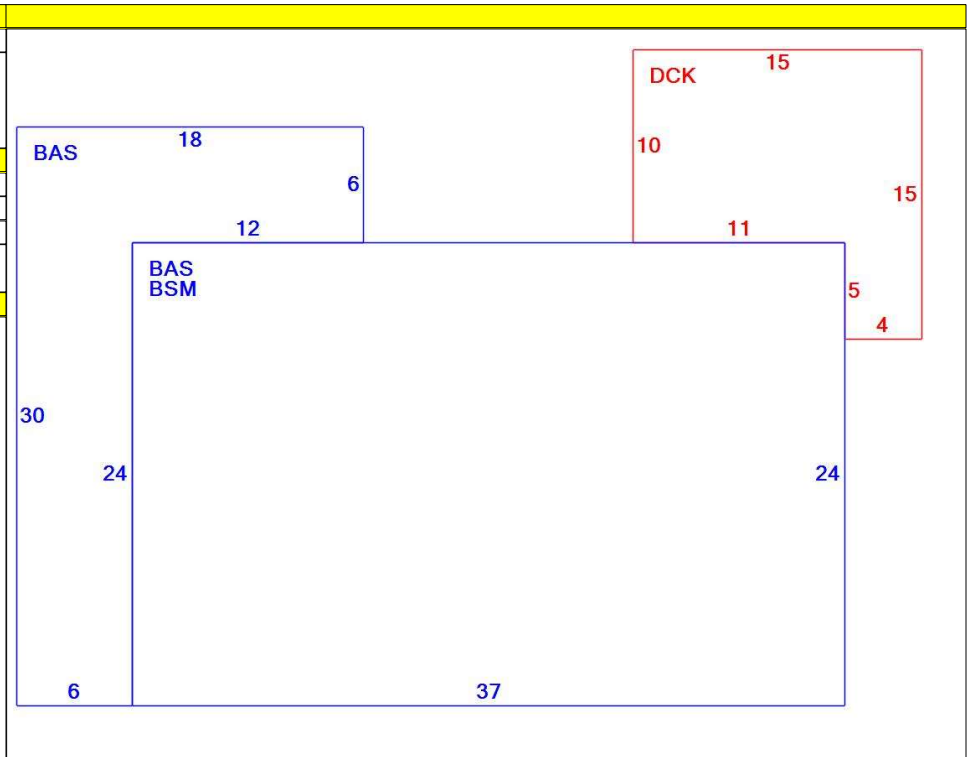
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									09-13-2018	JLF			20	Field Review
									04-12-2013	VGS			20	Field Review
									05-19-2007	BSB		1	00	Measure & Listed

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	0.390 AC	35,000.00	1.00000	5	1.00	0030	0.886		1.0000	0.71	12,100
Total Card Land Units					1.31 AC	Parcel Total Land Area					1.31	Total Land Value			322,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	888	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
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	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	640				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	888				

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

COST / MARKET VALUATION	
Net Other Adj	194,589
Replace Cost	24,000
Year Built	218,590
Effective Year Built	1969
Depreciation Code	1985
Remodel Rating	F
Year Remodeled	
Depreciation %	36
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	64
Cns Sect Rcnld	139,900
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	168	21.00	1985	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,140	1,140	1,140	145.76	166,166
BSM	Basement	0	888	178	29.22	25,945
DCK	Deck	0	170	17	14.58	2,478
Ttl Gross Liv / Lease Area		1,140	2,198	1,335		194,589



83 LAKE SHORE DR

