

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SANCHEZ JOSE R			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SANCHEZ MARIA C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	482,600	482,600	
71 LAKE SHORE DR		SUPPLEMENTAL DATA			RES LAND	1010	318,800	318,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2768 Total Acres 1.198 Chapter Lan GIS ID F_856140_2836365			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	5,200	5,200	
							Total	806,600	806,600	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SANCHEZ JOSE R		5369 0200	06-07-1983	Q	I	92,200	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	367,100	2022	1010	335,800
									1010	284,000		1010	255,700
									1010	2,300		1010	2,300
							Total	653,400	Total	593,800	Total	509,200	

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				

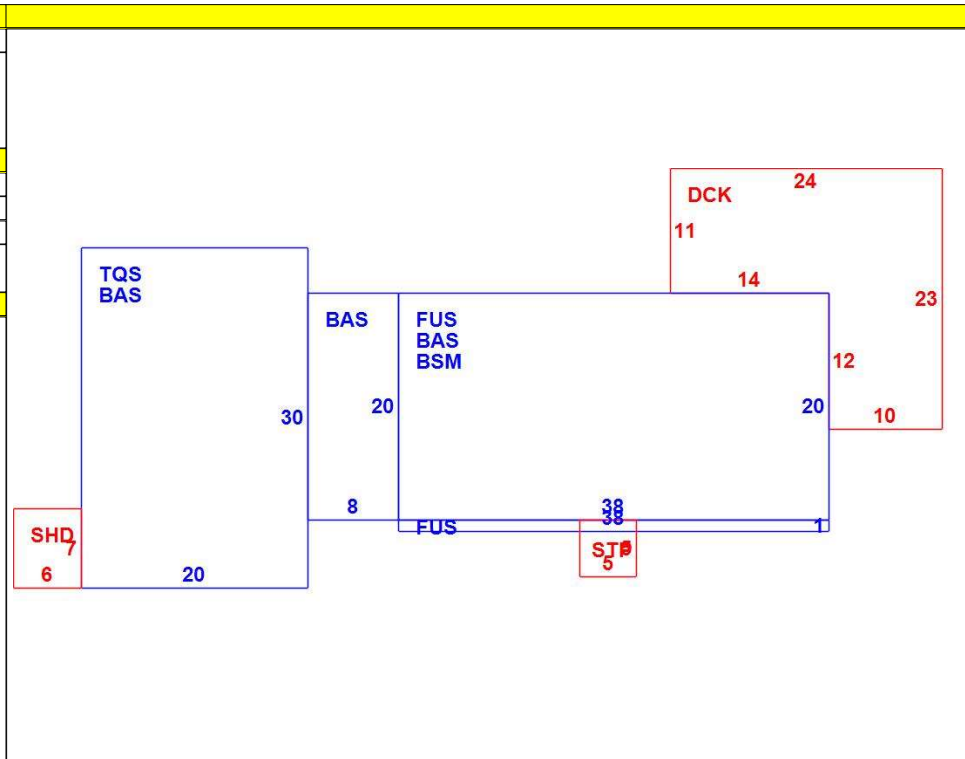
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	482,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	5,200
Appraised Land Value (Bldg)	318,800
Special Land Value	0
Total Appraised Parcel Value	806,600
Valuation Method	C
Total Appraised Parcel Value	806,600

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
2017-112	06-22-2017	MN	Maintenance	29,253		100		VINYL SIDING		01-13-2020	SJT	10		00	Measure & Listed
473	11-01-2002	MN	Maintenance	7,100		100		STRIP/REROOF		04-01-2019	SJD	8		12	Property Estimated - No Ac
										09-13-2018	JLF			20	Field Review
										04-12-2013	VGS			20	Field Review
										03-28-2013	AO	6	6	30	Quality Control
										06-05-2007	BSB			01	Measure - No Entry

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	0.280 AC	35,000.00	1.00000	5	1.00	0030	0.886			1.0000	0.71	8,700
Total Card Land Units					1.20 AC	Parcel Total Land Area					1.20	Total Land Value			318,800	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	760	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	11	Ceramic			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	760				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		664,953	
Replace Cost		34,400	
Year Built		699,353	
Effective Year Built		1951	
Depreciation Code		1990	
Remodel Rating		A	
Year Remodeled			
Depreciation %		31	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		69	
Cns Sect Rcnld		482,600	
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
WDK	Deck	L	78	21.00	1985	P	35	C	1.00	600
SPL4	Above Ground	L	452	8.00	1997	A	70	C	1.00	2,500
SHD1	Shed	L	140	21.00	1997	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,520	1,520	1,520	223.66	339,969
BSM	Basement	0	760	152	44.73	33,997
DCK	Deck	0	384	38	22.13	8,499
FUS	Finished Upper Story	798	798	798	223.66	178,484
SHD	Attached Shed	0	42	15	79.88	3,355
STP	Stoop	0	25	0	0.00	0
TQS	Three Quarter Story	450	600	450	167.75	100,649
Ttl Gross Liv / Lease Area		2,768	4,129	2,973		664,953

