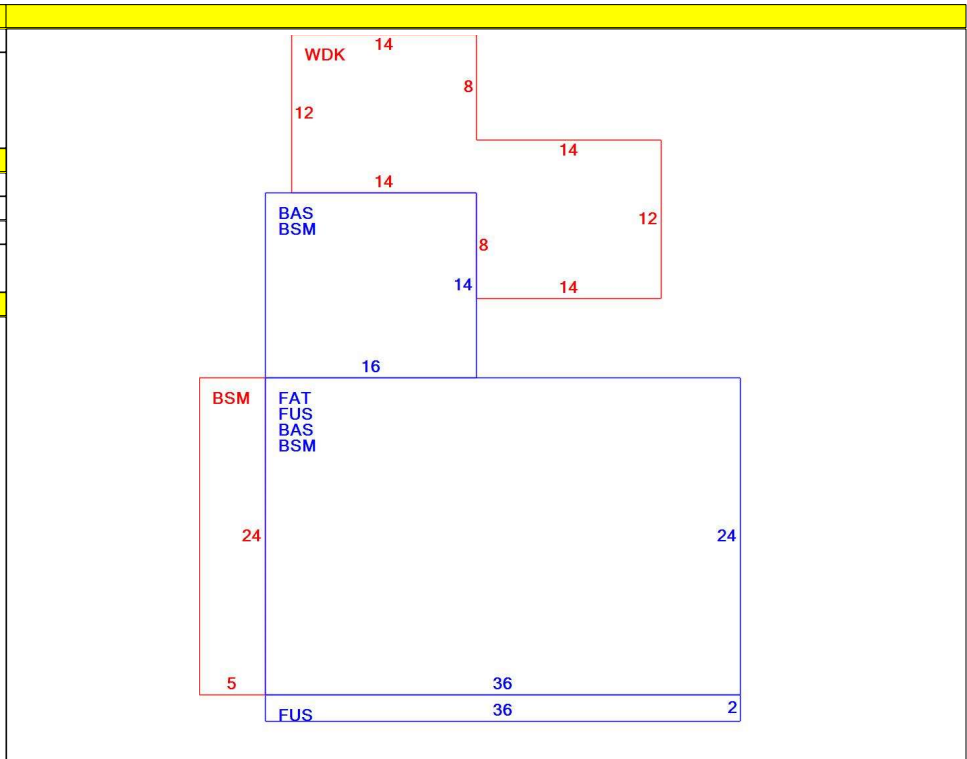


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA					
LEDWAK JULIE S LEDWAK KENNETH J 82 HITTY TOM RD DUXBURY MA 02332			0 Water 0 No Sewer	0 Cul-De-Sac 0 Paved 0 Light	0 Average 0 Average	Description	Code	Appraised	Assessed			VISION			
SUPPLEMENTAL DATA						RESIDENTL	1010	488,600	488,600						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2240 Total Acres .938 Chapter Lan GIS ID F_858930_2833629						RES LAND	1010	350,800	350,800						
Total						839,400		839,400							
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LEDWAK JULIE S BREEN WILLIAM P & CATHERINE M TT BREEN WILLIAM P		45391 0028 42056 0347 5348 0375	03-31-2015 10-05-2012 05-10-1983	Q U Q	I I I	530,000 1 105,000	00 1A 00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	373,800	2022	1010	342,700		
									1010	364,700	2021	1010	300,600		
								Total		738,500	Total		643,300		
								Total		571,000					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int						
		Total	0.00												
ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name		B	Tracing		Batch									
0050															
NOTES															
						Appraised Bldg. Value (Card) 488,600									
						Appraised Xf (B) Value (Bldg) 0									
						Appraised Ob (B) Value (Bldg) 0									
						Appraised Land Value (Bldg) 350,800									
						Special Land Value 0									
						Total Appraised Parcel Value 839,400									
						Valuation Method C									
						Total Appraised Parcel Value 839,400									
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	
23	02-13-2012	RM	Remodel	4,000	06-28-2012	100		KITCHEN,RM BEARINGWA MBEDRM & BATH	07-29-2015	SJD	9		12	Property Estimated - No Ac	
130	06-21-2010	RM	Remodel	15,000	08-18-2011	100			04-12-2013	VGS				20	Field Review
									08-18-2011	KP		1	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.022 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.85	800
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			350,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1208	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	384				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1208				

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

COST / MARKET VALUATION		
Net Other Adj		563,373
Replace Cost		39,875
Year Built		1972
Effective Year Built		2002
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %		19
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		81
Cns Sect Rcnld		488,600
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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,088	1,088	1,088	220.15	239,527	
BSM	Basement	0	1,208	242	44.10	53,277	
FAT	Finished Attic	259	864	259	66.00	57,020	
FUS	Finished Upper Story	936	936	936	220.15	206,064	
WDK	Deck	0	336	34	22.28	7,485	
Ttl Gross Liv / Lease Area		2,283	4,432	2,559		563,373	

