

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BOC LAWRENCE J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BOC GERTRUDE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	338,500	338,500
18 BRAVENDER RD		SUPPLEMENTAL DATA			RES LAND	1010	334,200	334,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2056 Total Acres .9228 Chapter Lan GIS ID F_859468_2840566			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	39,900	39,900
						Total		712,600	712,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOC LAWRENCE J		13113 0138	08-30-1994	Q	I	175,000	00	Year	Code	Assessed	Year	Code	Assessed
ELLIOTT NATHAN D		10227 0117	04-12-1991	Q	I	164,000	00	2023	1010	270,100	2022	1010	252,400
									1010	347,500		1010	285,600
									1010	23,200		1010	23,200
						Total		640,800	Total	561,200	Total	506,600	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	338,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	39,900
Appraised Land Value (Bldg)	334,200
Special Land Value	0
Total Appraised Parcel Value	712,600
Valuation Method	C
Total Appraised Parcel Value	712,600

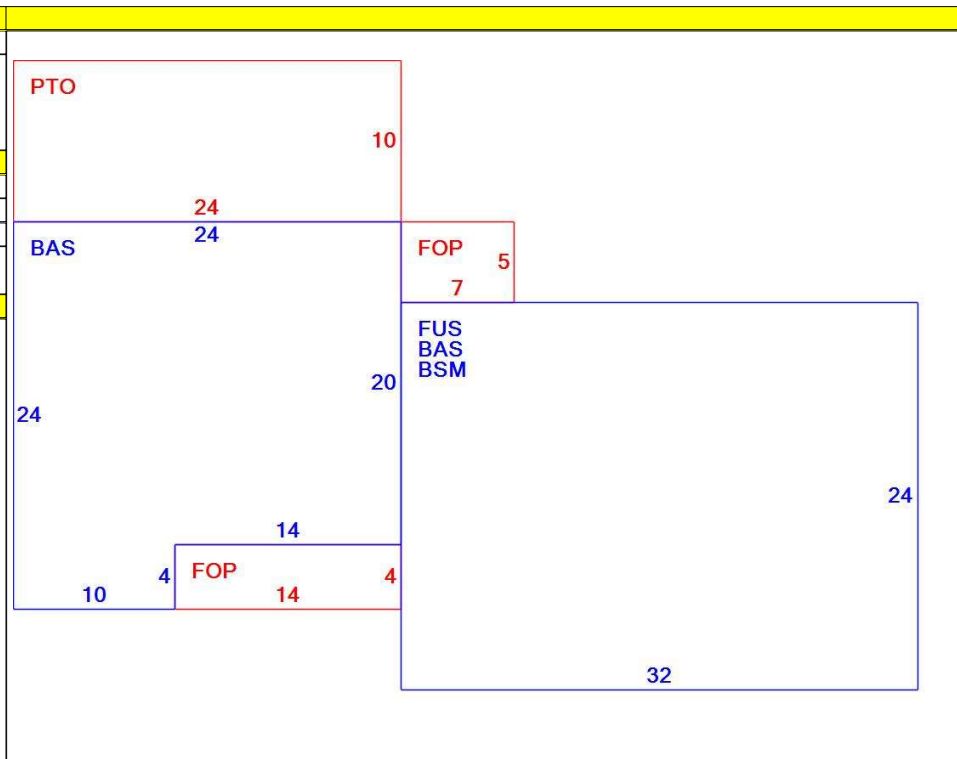
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
12	07-10-2008	MS	Miscellaneous	5,500		100		AUGUST WEST STOVE	11-09-2021	SJT	10		06	Inspection Only
13383	08-23-1994	MN	Maintenance			100		INST WOOD ST FAM RM	04-12-2013	VGS			20	Field Review
									05-07-2007	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	40,200 SF	8.75	1.00000	5	1.00	0050	1.000		HT95	0.9500	8.75	334,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			334,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	768	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		450,583
Interior Floor 2			Replace Cost		26,130
Heat Fuel	03	Gas	Year Built		1972
Heat Type	05	Hot Water	Effective Year Built		1992
AC Type	01	None	Depreciation Code		A
Bedrooms	3		Remodel Rating		
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnd		338,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	384		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	768		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	252	21.00	1985	A	70	C	1.00	3,700
SPL1	Ing Pool - Ave	L	648	64.00	1986	A	70	C	1.00	29,000
SHD1	Shed	L	320	21.00	1980	A	70	C	1.00	4,700
PTO	Patio	L	240	15.00	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	1,288	1,288	1,288	201.51	259,549
BSM	Basement	0	768	154	40.41	31,033
FOP	Open Porch	0	91	14	31.00	2,821
FUS	Finished Upper Story	768	768	768	201.51	154,762
PTO	Patio	0	240	12	10.08	2,418
Ttl Gross Liv / Lease Area		2,056	3,155	2,236		450,583

