

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
M & E DUXBURY REAL ESTATE LLC		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	900,700	900,700	
				0	Medium			RES LAND	1010	356,000	356,000	
75 LAUREL ST		SUPPLEMENTAL DATA						RESIDNTL	1010	60,000	60,000	VISION
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3664 Total Acres 1.088 Chapter Lan			Cyclical 3 Exemption W District Res Exem			Total		1,316,700	1,316,700	
GIS ID F_864833_2856114		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
M & E DUXBURY REAL ESTATE LLC		50101 0316	07-30-2018	Q	I	850,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BLAIR MELISSA S		43688 0213	10-07-2013	U	I	1	1A	2023	1010	689,000	2022	1010	631,900	2021	1010	533,700
BLAIR STEVEN F		22223 0302	06-07-2002	U	I	581,762	1		1010	370,200		1010	305,100		1010	254,300
SMITH ROBERT L & JOSEPH M		20031 0120	06-18-2001	Q	V	295,000	00		1010	31,800		1010	31,800		1010	31,800
JENEVE CORP		18977 0133	10-17-2000	Q	V	190,000	00	Total		1,091,000	Total		968,800	Total		819,800

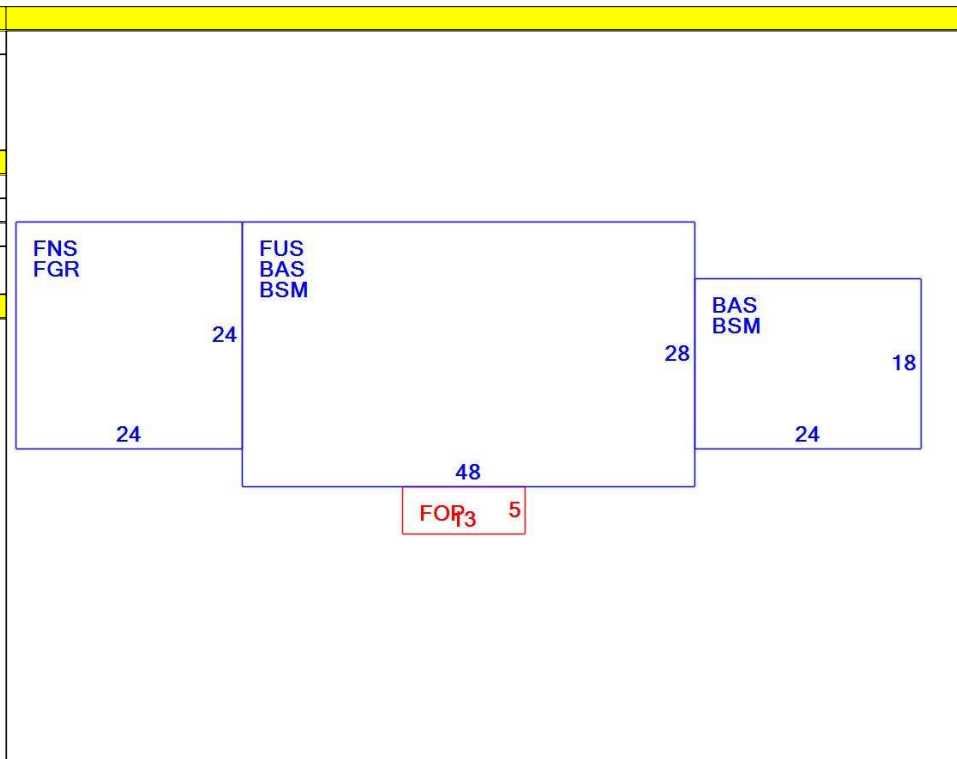
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY			
Nbhd	Nbhd Name	B	Tracing	Batch					
0050					Appraised Bldg. Value (Card)				900,700
					Appraised Xf (B) Value (Bldg)				0
					Appraised Ob (B) Value (Bldg)				60,000
					Appraised Land Value (Bldg)				356,000
					Special Land Value				0
					Total Appraised Parcel Value				1,316,700
					Valuation Method				C
					Total Appraised Parcel Value				1,316,700

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
200418	05-25-2004	MS	Miscellaneous		08-30-2004	100		8 X 14 PREFAB SHED		11-29-2018	SJD	9		01	Measure - No Entry
142	04-13-2004	AD	Addition	25,000	08-30-2004	100		21 X 38 INGRND POOL		02-10-2017	JLF	7	1	00	Measure & Listed
20010292	07-24-2001	NC	New Construct	207,000	12-14-2002	100		FF/10128X38/GAR24X24		04-12-2013	VGS			20	Field Review
19990240	06-01-1999	DM	Demolish	2,500	06-12-2000	100		DEM DWELLING		03-28-2013	AO	6	6	30	Quality Control
										08-30-2004	KP		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	0050	1.000			1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.173	AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	6,000
Total Card Land Units					1.09	AC	Parcel Total Land Area					1.09			Total Land Value		356,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1776	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	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		966,488
Interior Floor 2	14	Carpet	Replace Cost		68,775
Heat Fuel	03	Gas	Year Built		2001
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	06	Partial	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		900,700
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	624		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1776		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
SPL2	Ing Pool-Good	L	798	89.00	2004	A	70	C	1.00	49,700
SHD1	Shed	L	112	21.00	2004	A	70	C	1.00	1,600
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,776	1,776	1,776	228.32	405,501
BSM	Basement	0	1,776	355	45.64	81,054
FGR	Garage	0	576	230	91.17	52,514
FNS	Finished 90% Story	518	576	518	205.33	118,271
FOP	Open Porch	0	65	10	35.13	2,283
FUS	Finished Upper Story	1,344	1,344	1,344	228.32	306,865
Ttl Gross Liv / Lease Area		3,638	6,113	4,233		966,488

