

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
JOHNSON BRUCE S			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
JOHNSON LISA D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	315,600	315,600	
26 ACORN ST				0 Medium		RES LAND	1010	343,900	343,900	
						RESIDNTL	1010	36,300	36,300	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1592 Total Acres .85 Chapter Lan GIS ID F_868829_2854024		Cyclical 3 Exemption W District Res Exem Assoc Pid#			Total	695,800	695,800

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
JOHNSON BRUCE S		50444 0116	10-25-2018	Q	I	478,000	00	Year	Code	Assessed	Year	Code	Assessed		
BOMBARDIER EDWARD C & BOMBARDI		18748 0044	07-31-2000	U	I	1	1F	2023	1010	240,600	2022	1010	220,300		
LANMAN PETER G & YOUNG KAREN K		9708 0126	03-04-1993	Q	I	125,000	00		1010	357,800		1010	296,400		
LANMAN PETER G & YOUNG KAREN K		9708 0126	04-20-1990	U	I	110,000	1A		1010	22,200		1010	22,200		
								Total		620,600	Total		538,900	Total	463,800

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
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	315,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	36,300
Appraised Land Value (Bldg)	343,900
Special Land Value	0
Total Appraised Parcel Value	695,800
Valuation Method	C
Total Appraised Parcel Value	695,800

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
BP-19-345	10-18-2019	RM		16,500	05-26-2020	100		KITCHEN		05-26-2020	SJT	5		20	Field Review
2014-21	10-29-2014	BP	Bldg Permit	3,800		100		10' X 10' UTILITY BLDG		11-28-2018	SJD	9		01	Measure - No Entry
14	08-13-2012	NC		3,800		100	06-30-2013	4X6.5 POOL UTILITY STRUCTU		11-20-2018	SJD	9	1	06	Inspection Only
86	04-23-2010	MS	Miscellaneous	25,000		100		14X30 INGRD FIBERGLA		08-04-2014	JLF			30	Quality Control
405	11-13-2006	RM	Remodel	5,400	09-06-2007	100		160 SQ' FIN BASEMENT		04-12-2013	VGS			20	Field Review
242	06-21-2002	AD	Addition	2,500	02-22-2003	100		3x5 ENTRY		03-28-2013	AO	6	6	30	Quality Control
19990422	09-16-1999	NC	New Construct	50,000	05-15-2001	100		2ND ST ON EXIST FOUN		08-06-2010	KP		4	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	37,111 SF	9.27	1.00000	5	1.00	0050	1.000		1.0000	9.27	343,900
Total Card Land Units					0.85 AC	Parcel Total Land Area					0.85	Total Land Value			343,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	440	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	20	Laminate Wood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		381,948
Heat Type	05	Hot Water	Replace Cost		22,620
AC Type	01	None	Year Built		404,568
Bedrooms	3		Effective Year Built		1945
Full Baths	2		Depreciation Code		1999
Half Baths	0		Remodel Rating		VG
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		22
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		78
Sq Ft Fin Bsmt	144		Cns Sect Rcnld		315,600
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	440		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	144	21.00	1999	A	70	C	1.00	2,100
SPL1	Ing Pool - Ave	L	420	64.00	2010	G	85	C	1.00	22,800
SHD1	Shed	L	63	21.00	2012	A	70	C	1.00	900
GNR	GENERATOR	L	1	12400.00	2014	G	85	C	1.00	10,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	32	3	19.57	626
BAS	First Floor	824	824	824	208.72	171,981
BSM	Basement	0	440	88	41.74	18,367
FOP	Open Porch	0	15	2	27.83	417
FUS	Finished Upper Story	832	832	832	208.72	173,651
WDK	Deck	0	810	81	20.87	16,906
Ttl Gross Liv / Lease Area		1,656	2,953	1,830		381,948

