

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LANIEWSKI JUDITH E TT JUDITH E LANIEWSKI TRUST 35 UNION HALL RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	459,300	459,300
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	508,000	508,000
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2432 Total Acres 1.3669 Chapter Lan GIS ID F_867828_2853390		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	44,300	44,300
						Total			1,011,600		1,011,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LANIEWSKI JUDITH E TT		53240 104	08-12-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
LANIEWSKI RODNEY F		7205 0117	10-20-1986	U	I	100	1A	2023	1010	365,400	2022	1010	341,200
									1010	496,400		1010	418,800
									1010	30,200		1010	30,200
								Total		892,000	Total		790,200
								Total			Total		744,800

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	459,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	44,300
Appraised Land Value (Bldg)	508,000
Special Land Value	0
Total Appraised Parcel Value	1,011,600
Valuation Method	C
Total Appraised Parcel Value	1,011,600

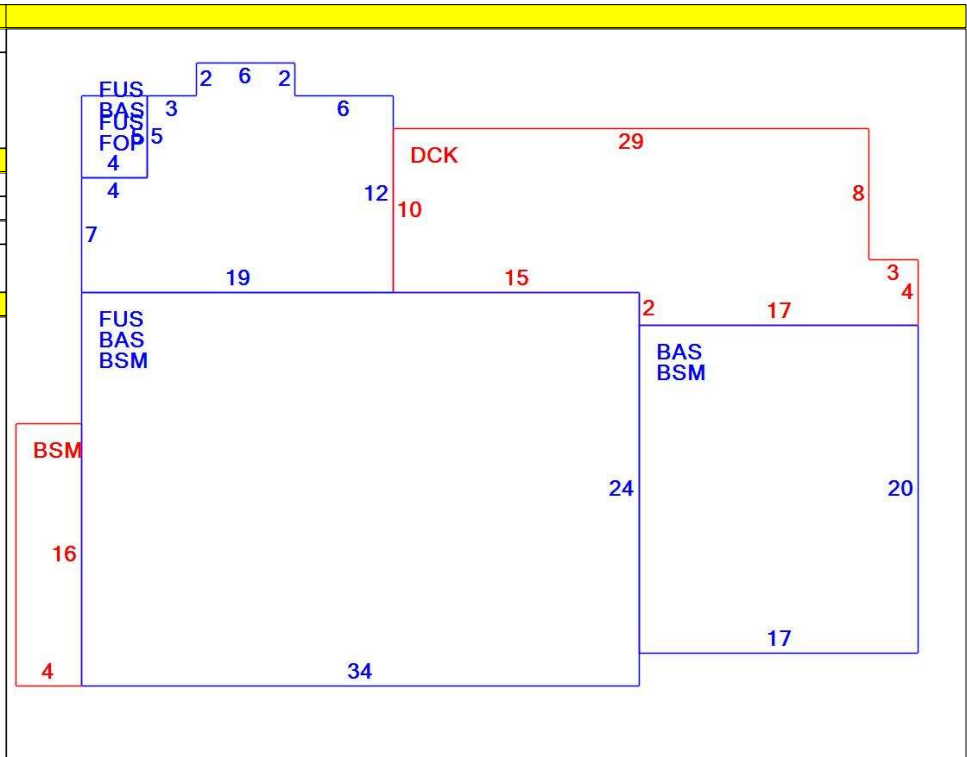
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
											04-12-2013	VGS			20	Field Review
											11-07-2007	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	0070	1.389			12.16	486,200	
1	1010	Single Family	RC	Residual	0.449 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.12	21,800	
Total Card Land Units					1.37	AC	Parcel Total Land Area					1.37	Total Land Value			508,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1220	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		555,883
Interior Floor 2			Replace Cost		25,520
Heat Fuel	02	Oil	Year Built		581,404
Heat Type	05	Hot Water	Effective Year Built		1982
AC Type	01	None	Depreciation Code		2000
Bedrooms	4		Remodel Rating		G
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		21
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		459,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1220		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	648	89.00	1987	A	70	C	1.00	40,400
SHD1	Shed	L	72	21.00	1987	A	70	C	1.00	1,100
SHD1	Shed	L	192	21.00	1997	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,376	1,376	1,376	204.97	282,041
BSM	Basement	0	1,220	244	40.99	50,013
DCK	Deck	0	330	33	20.50	6,764
FOP	Open Porch	0	20	3	30.75	615
FUS	Finished Upper Story	1,056	1,056	1,056	204.97	216,450
Ttl Gross Liv / Lease Area		2,432	4,002	2,712		555,883



35 UNION HALL RD

