

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LAMORE BENJAMIN GEORGE TRUS LAMORA FAMILY IRREVOCABLE TRU 306 ELM STREET DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	308,300	308,300
		SUPPLEMENTAL DATA		0		Medium			RES LAND	1010	351,400
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1937 Total Acres .958 Chapter Lan		Cyclical 3 Exemption W District Res Exem				RESIDNTL	1010	36,700	36,700
GIS ID F_868269_2851272		Assoc Pid#						Total	696,400	696,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MURPHY BRIAN	LCC	134926	01-05-2023	Q	I	829,250	00	Year	Code	Assessed	Year	Code	Assessed
LAMORE BENJAMIN GEORGE TRUSTEE	LCC	129584	12-09-2019	U	I	100	1A	2023	1010	225,300	2022	1010	188,400
LAMORA ROGER A	LCC	118995	05-17-2013	Q	I	400,000	00		1010	365,500		1010	301,200
MURPHY JOHN J & JOAN	LCC	115461	12-06-2010	U	I	1	1F		1010	20,200		1010	20,200
MURPHY JOHN J	LCC	82905	05-01-1992	Q	I	213,000	00	Total	611,000	Total	509,800	Total	467,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	308,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	36,700
Appraised Land Value (Bldg)	351,400
Special Land Value	0
Total Appraised Parcel Value	696,400
Valuation Method	C
Total Appraised Parcel Value	696,400

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
BPO-23-31	02-17-2023	RM	Remodel	25,800	07-31-2023	100		UPDATE BASEMENT,ADD FULL	07-31-2023	SJT	5		11	Phone Interview
QP-19-135	06-07-2019	MN		4,000		100		REROOF	04-05-2023	SJD	9	1	11	Phone Interview
2018-220	10-22-2018	MN	Maintenance	5,600		100		REROOF	04-03-2023	SJD	9		01	Measure - No Entry
2016-113	04-20-2016	RM	Remodel	1,300		100		REMOVE THE EXISTING WALL	03-27-2014	SJD	9	1	00	Measure & Listed
2013-0094	05-29-2013	RM	REMODEL	15,000	03-27-2014	100		NEW FLOORS, OPENING LOA	04-12-2013	VGS			20	Field Review
									04-11-2005	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	0.040	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	1,400
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value		351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1180	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	350				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1180				

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

COST / MARKET VALUATION	
Net Other Adj	376,835
Replace Cost	28,850
Year Built	1972
Effective Year Built	1997
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnld	308,300
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
FGR5	Garage - 2 Sto	L	576	91.00	1985	A	70	C	1.00	36,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	169.06	202,196
BSM	Basement	0	1,180	236	33.81	39,898
FOP	Open Porch	0	60	9	25.36	1,522
FSP	Screened Porch	0	156	31	33.60	5,241
TQS	Three Quarter Story	741	988	741	126.80	125,273
WDK	Deck	0	164	16	16.49	2,705
Ttl Gross Liv / Lease Area		1,937	3,744	2,229		376,835

