

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
LEGAULT MICHAEL A & CATHERINE LEGAULT FAMILY TRUST 521 WEST ST #D14 DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code			Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1020			499,100	499,100			
				0	Heavy			RESIDNTL	1020			10,500	10,500			
SUPPLEMENTAL DATA						Total		509,600	509,600							
Alt Prcl ID 082/070.0-0250-0000.		Cyclical Exemption W		3												
Scnd Hom		Tax Class T		Tot Fin Are 1444		Total Acres		Chapter La		GIS ID F_868356_2846541						
Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEGAULT MICHAEL A & CATHERINE F TT		57380 61	10-31-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed			
LEGAULT MICHAEL A		54828 115	04-21-2021	Q	I	475,000	00	2023	1020	472,700	2022	1020	380,900			
BADINER RICHARD J		22356 0055	06-28-2002	Q	I	298,000	00		1020	8,100	2021	1020	357,500			
DONOVAN JACQUELINE A KELLY STEPHEN		18903 0227	09-22-2000	Q	I	275,000	00					1020	8,100			
HAND JOAN M		14830 0259	12-06-1996	Q	I	159,500	00	Total		480,800	Total		389,000			
								Total		365,600	Total		365,600			
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										
0001																
NOTES																
						Appraised Bldg. Value (Card) 499,100										
						Appraised Xf (B) Value (Bldg) 0										
						Appraised Ob (B) Value (Bldg) 10,500										
						Appraised Land Value (Bldg) 0										
						Special Land Value 0										
						Total Appraised Parcel Value 509,600										
						Valuation Method C										
						Total Appraised Parcel Value 509,600										
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		
349	08-14-2002	RM	Remodel	13,000	04-16-2003	100		FINISH 19X23 BASEMNT	06-28-2021	SJD	9		01	Measure - No Entry		
									07-16-2013	SJD	3		30	Quality Control		
									04-16-2003	K-P		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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	05	Ave/Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8027	C 8027 Owne
Interior Wall 2				The Township	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TI	2 Bedroom TI
Heat Fuel	02	Oil	Condo Unit	1A	1A
Heat Type	05	Hot Water			Factor%
AC Type	03	Central			136
CNS Bedrooms	2				100
Full Baths	2		COST / MARKET VALUATION		
Half Baths	1		Net Other Adj		600,410
Extra Fixtures	0		Replace Cost		31,344
Total Rooms	5		Year Built		631,765
Bath Style	02	Average	Effective Year Built		1984
Kitchen Style	02	Average	Depreciation Code		2000
Kitchen Type	4	Full Eat-In	Remodel Rating		G
Kitchen Func	5		Year Remodeled		
Parking Class	3	Deeded	Depreciation %		21
SF Basement	713		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		79
SF Fin Bsmt	583		Percent Good		
Extra Openings	0		Cns Sect Rcnld		499,100
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2	4	WO Bsmt	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (720 sf)
BAS (741 sf)
BSM (713 sf)
WDK (80 sf)

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
FGR1	Garage - 1 Sto	L	288	52.00	1984	A	70	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	741	741	741	372.46	275,995
BSM	Basement	0	713	143	74.70	53,262
FUS	Finished Upper Story	720	720	720	372.46	268,173
WDK	Deck	0	80	8	37.25	2,980
Ttl Gross Liv / Lease Area		1,461	2,254	1,612		600,410

