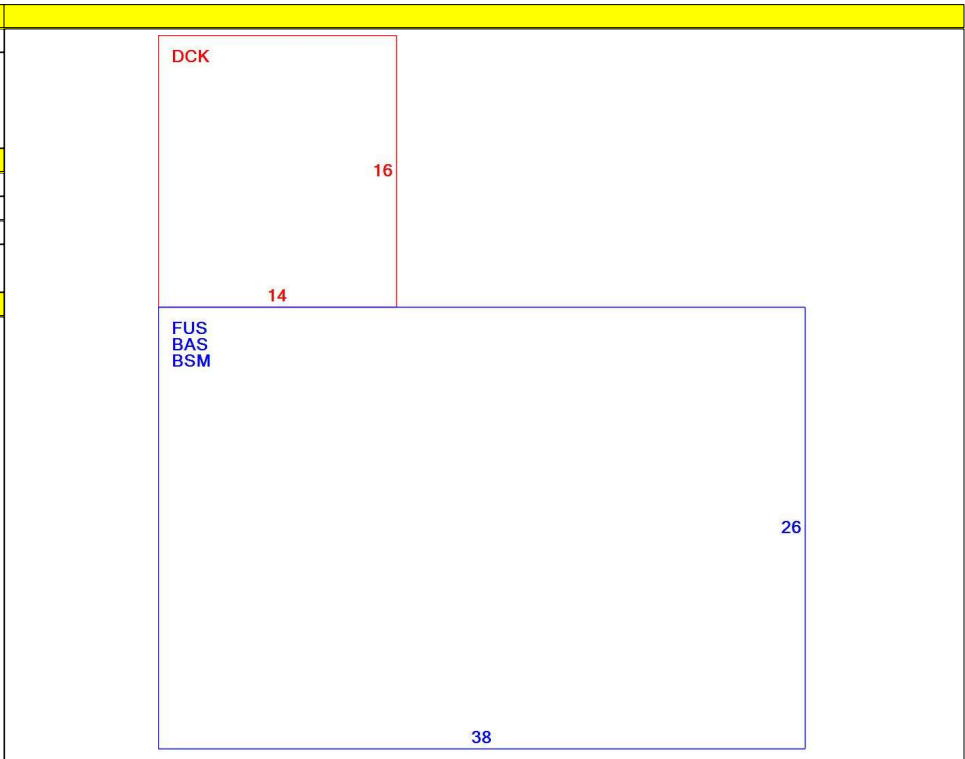


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
LECLERC THOMAS M				0 Water		0 Subdivision		0 Average		Description	Code	Appraised	Assessed									
LECLERC LISA A				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	348,000	348,000	VISION								
50 S RIVER LN W						0 Medium				RES LAND	1010	475,900	475,900									
SUPPLEMENTAL DATA																						
Alt Prcl ID						Cyclical 4																
Scnd Home						Exemption																
Tax Class T						W																
DUXBURY MA 02332						District																
Total Fin Area 1976						Res Exem																
Total Acres 1.048																						
Chapter Lan																						
GIS ID F_864158_2847693						Assoc Pid#																
											Total		823,900	823,900								
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
LECLERC THOMAS M				13923 0069		10-27-1995		Q I		239,000		00		Year	Code	Assessed	Year	Code	Assessed			
														2023	1010	266,100	2022	1010	244,000			
															1010	510,800		1010	324,300			
														Total		776,900	Total		568,300	Total		534,200
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		Appraised Bldg. Value (Card)				348,000								
0060										Appraised Xf (B) Value (Bldg)				0								
										Appraised Ob (B) Value (Bldg)				0								
										Appraised Land Value (Bldg)				475,900								
										Special Land Value				0								
										Total Appraised Parcel Value				823,900								
										Valuation Method				C								
												Total Appraised Parcel Value				823,900						
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					
QPO-20-11	09-24-2020	MN	Maintenance	10,844		100		Reline Boiler & Fireplace Flues				09-12-2018	SJD	6		20	Field Review					
85	12-05-2005	MS	Miscellaneous	5,800		100		RE-ROOF				04-12-2013	VGS			20	Field Review					
												07-03-2007	BSB		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	0060	1.341			1.0000	11.74	469,400						
1	1010	Single Family	WP	Residual	0.138 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	6,500						
Total Card Land Units					1.06 AC	Parcel Total Land Area					1.06	Total Land Value			475,900							

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	988	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			445,806
Interior Floor 2			Net Other Adj		30,940
Heat Fuel	02	Oil	Replace Cost		476,746
Heat Type	05	Hot Water	Year Built		1975
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnld		348,000
Sq Ft Fin Bsmt	268		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	988		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	988	988	988	203.01	200,572
BSM	Basement	0	988	198	40.68	40,196
DCK	Deck	0	224	22	19.94	4,466
FUS	Finished Upper Story	988	988	988	203.01	200,572
Ttl Gross Liv / Lease Area		1,976	3,188	2,196		445,806



50 S RIVER LN W

