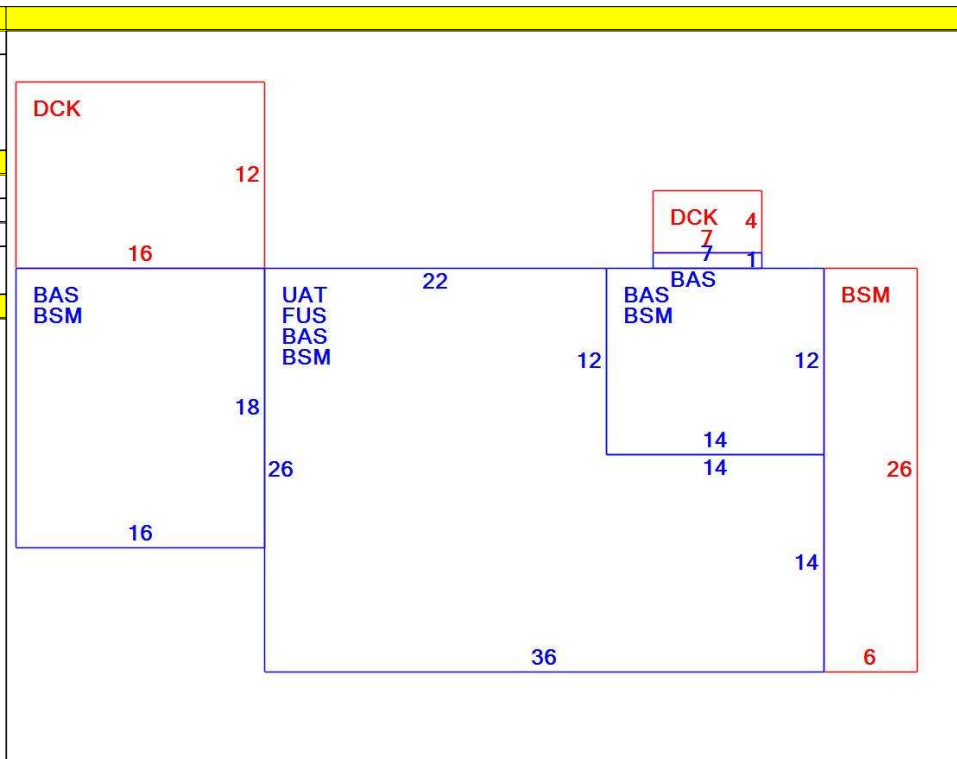


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA			
LEHMANN CARL F LEHMANN CATHERINE A 45 S RIVER LN W		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed						
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	368,800	368,800						
				0	Medium			RES LAND	1010	469,900	469,900						
SUPPLEMENTAL DATA														VISION			
Alt Prcl ID		Cyclical		4													
Scnd Home		Exemption															
Tax Class T		W															
DUXBURY MA 02332		Tot Fin Area 1999		District													
		Total Acres .92		Res Exem													
		Chapter Lan															
GIS ID F_864435_2847789		Assoc Pid#															
										Total	838,700	838,700					
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
LEHMANN CARL F			14571	0314	08-08-1996		Q	I	260,000		00	Year	Code	Assessed	Year	Code	Assessed
												2023	1010	281,700	2022	1010	258,100
													1010	504,300		1010	320,700
												Total		786,000	Total		578,800
												Total			Total		542,500
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)				368,800			
0060										Appraised Xf (B) Value (Bldg)				0			
										Appraised Ob (B) Value (Bldg)				0			
										Appraised Land Value (Bldg)				469,900			
										Special Land Value				0			
										Total Appraised Parcel Value				838,700			
										Valuation Method				C			
										Total Appraised Parcel Value				838,700			
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
999999	10-25-1997	NC	New Construct			100		CHK FOR 14X28 DECK				09-12-2018	SJD	6		20	Field Review
											04-12-2013	VGS			20	Field Review	
											07-02-2007	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	0101	Single Fam	RC	Residual	0.006	AC	35,000.00	1.56250	5	1.00	0060	1.341			1.0000	1.79	500
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,900	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1380	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	268.00	Full
Stories	2.35				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		474,447
Interior Floor 2			Replace Cost		30,810
Heat Fuel	02	Oil	Year Built		505,258
Heat Type	05	Hot Water	Effective Year Built		1977
AC Type	01	None	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		27
Extra Fixtures	0		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		73
Extra Openings	0		Cns Sect Rcnld		368,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	364		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1380		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	1,231	1,231	1,231	196.70	242,141	
BSM	Basement	0	1,380	276	39.34	54,290	
DCK	Deck	0	220	22	19.67	4,327	
FUS	Finished Upper Story	768	768	768	196.70	151,068	
UAT	Unfinished Attic	0	768	115	29.45	22,621	
Ttl Gross Liv / Lease Area		1,999	4,367	2,412		474,447	

