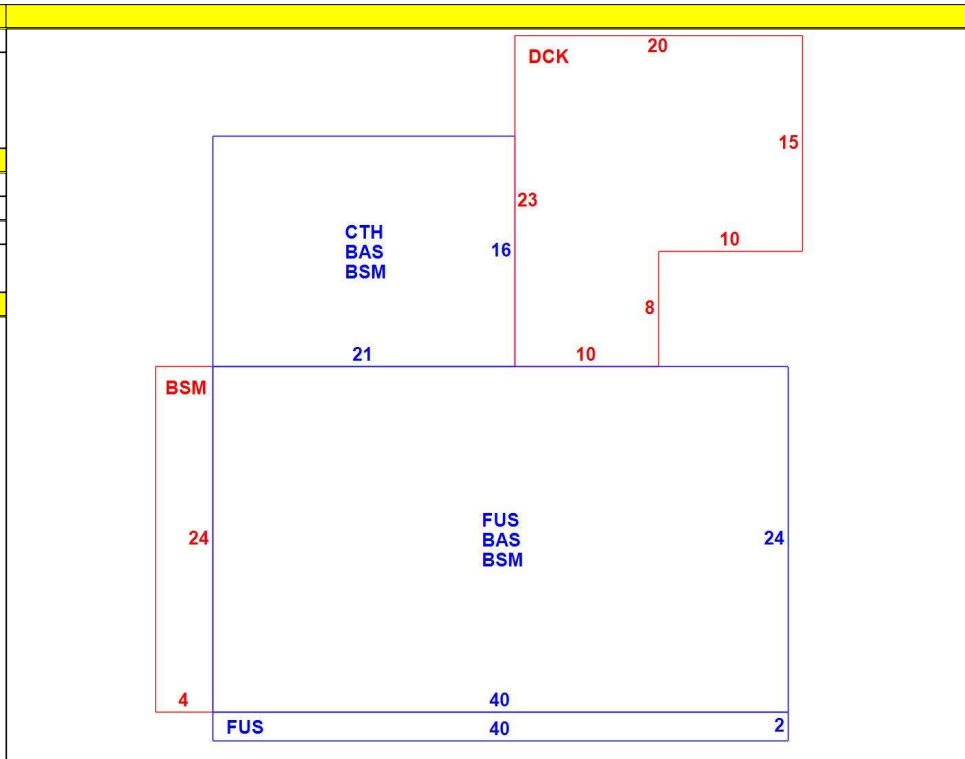


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905  DUXBURY, MA							
LAVALLEE ANDREW LAVALLEE ELIZABETH 14 HIDDEN ACRES DR				0 Water 0 No Sewer		0 Cul-De-Sac 0 Paved 0 Light		0 Average 0 Average		Description	Code	Appraised	Assessed								
										RESIDNTL	1010	470,600	470,600	VISION							
										RES LAND	1010	487,100	487,100								
										RESIDNTL	1010	49,800	49,800								
SUPPLEMENTAL DATA										Total		1,007,500	1,007,500								
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2336 Total Acres .92 Chapter Lan GIS ID F_868974_2850109		Cyclical 3 Exemption W District Res Exem Assoc Pid#																	
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
LAVALLEE ANDREW WOODS STEPHEN E			55359 192 14945 0051		07-23-2021 01-31-1997		Q I Q I		850,000 282,000		00 00		Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
													2023	1010	359,400	2022	1010	324,900	2021	1010	296,700
														1010	475,900		1010	401,600		1010	363,200
														1010	30,800		1010	30,800		1010	30,800
			Total										Total		866,100	Total		757,300	Total		690,700
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)				470,600							
0070										Appraised Xf (B) Value (Bldg)				0							
										Appraised Ob (B) Value (Bldg)				49,800							
										Appraised Land Value (Bldg)				487,100							
										Special Land Value				0							
										Total Appraised Parcel Value				1,007,500							
										Valuation Method				C							
										Total Appraised Parcel Value				1,007,500							
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-23-56	03-08-2023	MN	Maintenance	3,631		100	03-08-2023	ATTIC INSULATION		05-25-2022	SJD	9	1	07	Measure - Info @ Door						
										04-12-2013	VGS			20	Field Review						
										06-19-2007	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	40,075 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.15	487,100					
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			487,100					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1392	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
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	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	320				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1392				

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

COST / MARKET VALUATION	
Net Other Adj	559,240
Replace Cost	36,395
Year Built	1978
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnld	470,600
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
SPL2	Ing Pool-Good	L	800	89.00	1984	A	70	C	1.00	49,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,296	1,296	1,296	208.21	269,834
BSM	Basement	0	1,392	278	41.58	57,881
CTH	Cathedral Ceiling	0	336	34	21.07	7,079
DCK	Deck	0	380	38	20.82	7,912
FUS	Finished Upper Story	1,040	1,040	1,040	208.21	216,534
Ttl Gross Liv / Lease Area		2,336	4,444	2,686		559,240

