

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PRICE DAVID G			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905
PRICE LINDA R			0 Septic	0 Paved	0 Average	RESIDENTL	1010	648,400	648,400	
41 GIFFORD WAY		SUPPLEMENTAL DATA				RES LAND	1010	480,200	480,200	DUXBURY, MA
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2948 Total Acres 1.147 Chapter Lan GIS ID F_869719_2848091		Cyclical 3 Exemption W District Res Exem Assoc Pid#					VISION
						Total	1,128,600	1,128,600		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PRICE DAVID G	41172	0037	03-30-2012	Q	I	620,000	00	Year	Code	Assessed	Year	Code	Assessed
MARKELLA PHILIP M & LISA S	19126	0204	12-01-2000	Q	I	525,000	00	2023	1010	498,100	2022	1010	457,500
LENHARDT STEPHEN W JR	18847	0228	09-01-2000	U	I	100	1A		1010	515,400	2021	1010	398,400
LENHARDT STEPHEN W JR	13701	0002	07-18-1995	U	V	115,000	1P					1010	315,900
						Total		1,013,500	Total	785,000	Total		714,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

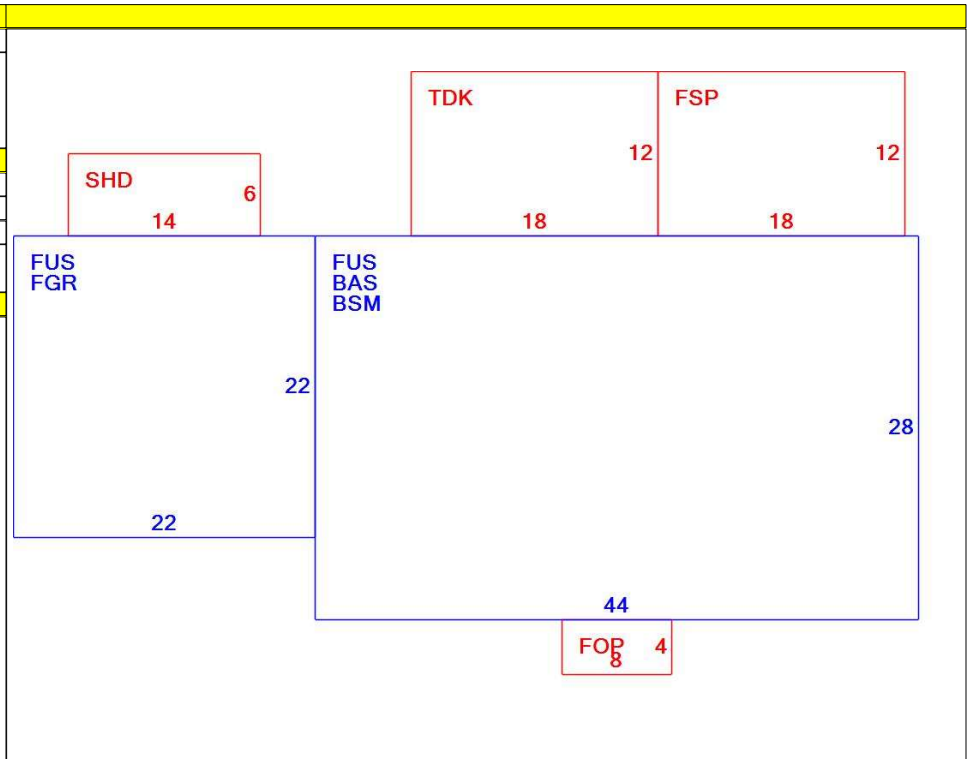
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									648,400
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									0
Appraised Land Value (Bldg)									480,200
Special Land Value									0
Total Appraised Parcel Value									1,128,600
Valuation Method									C
Total Appraised Parcel Value									1,128,600

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
189	06-28-2007	AD	Addition	10,000	06-03-2008	100		2 DCKS/12X18 S PORCH			06-02-2014	SJD	10		12	Property Estimated - No Ac
19990279	06-23-1999	NC	New Construct	2,200		100		7X14 SHED			04-12-2013	VGS			20	Field Review
15048	08-05-1998	AD	Addition	10,000	05-26-1999	100		22X26 OVR GARAGE			06-03-2008	KP		4	01	Measure - No Entry
14000	04-17-1996	NC	New Construct	4,000	01-01-1997	100		12X24 DECK								
13773	08-02-1995	NC	New Construct	135,000	05-24-1996	100		28X44 SING FAM DWELL								

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			11.74	469,400
1	1010	Single Family	RC	Residual	0.230	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.08	10,800
Total Card Land Units					1.15	AC	Parcel Total Land Area					1.15	Total Land Value		480,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1232	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			710,844
Interior Floor 2			Net Other Adj		61,045
Heat Fuel	02	Oil	Replace Cost		771,889
Heat Type	05	Hot Water	Year Built		1995
AC Type	03	Central	Effective Year Built		2005
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		16
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		84
Gas Fireplaces	0		Cns Sect Rcnd		648,400
Sq Ft Fin Bsmt	1000		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1232		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	1,232	1,232	1,232	203.86	251,150	
BSM	Basement	0	1,232	246	40.70	50,148	
FGR	Garage	0	484	194	81.71	39,548	
FOP	Open Porch	0	32	5	31.85	1,019	
FSP	Screened Porch	0	216	43	40.58	8,766	
FUS	Finished Upper Story	1,716	1,716	1,716	203.86	349,816	
SHD	Attached Shed	0	84	29	70.38	5,912	
TDK	Trex Deck	0	216	22	20.76	4,485	
Ttl Gross Liv / Lease Area		2,948	5,212	3,487		710,844	

