

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ALMONACY JOHAN			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
SIMON-ALMONACY YOUSELINE			0 Septic	0 Paved	0 Average	RESIDNTL	1010	317,500	317,500
339 LINCOLN ST		SUPPLEMENTAL DATA			RES LAND	1010	352,500	352,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1762 Total Acres .988 Chapter Lan GIS ID F_867540_2847143			Cyclical 3 Exemption W District Res Exem Assoc Pid#				
						Total	670,000	670,000	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ALMONACY JOHAN		45812 0268	07-17-2015	Q	I	375,000	00	Year	Code	Assessed	Year	Code	Assessed
LANDERS THOMAS E		45284 0349	03-03-2015	U	I	100	1A	2023	1010	254,600	2022	1010	238,400
LANDERS THOMAS E		23645 0219	12-11-2002	U	I	0	1		1010	366,500		1010	302,100
						Total		621,100	Total	540,500	Total	477,700	

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	317,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	352,500
Special Land Value	0
Total Appraised Parcel Value	670,000
Valuation Method	C
Total Appraised Parcel Value	670,000

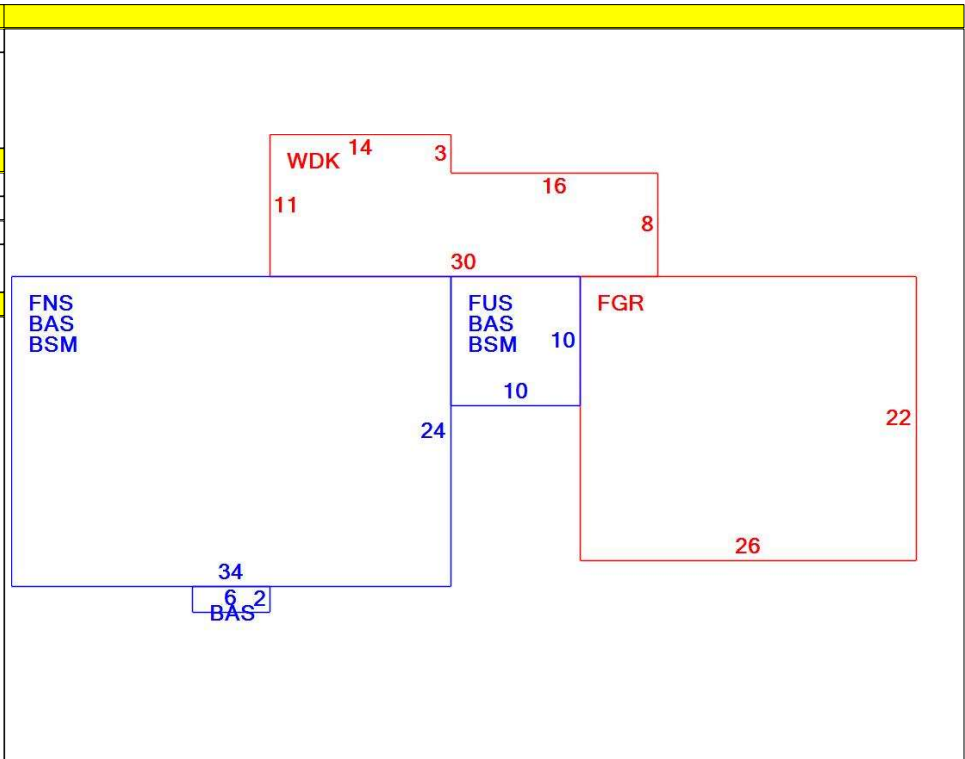
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES												

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
13431	09-22-1994	NC	New Construct	6,000	09-19-1995	100		8X12 2ND ST,RERF HS	04-27-2016	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									06-20-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.070 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0417	0.82	2,500
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value			352,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	916	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.9		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
Roof Structure	07	Gambrel	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		403,370
Interior Floor 2	20	Laminate Wood	Replace Cost		31,625
Heat Fuel	03	Gas	Year Built		434,995
Heat Type	04	Forced Air-Duc	Effective Year Built		1976
AC Type	03	Central	Depreciation Code		1994
Bedrooms	3		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		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		317,500
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	480		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	916		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	928	928	928	183.18	169,994	
BSM	Basement	0	916	183	36.60	33,523	
FGR	Garage	0	572	229	73.34	41,949	
FNS	Finished 90% Story	734	816	734	164.78	134,457	
FUS	Finished Upper Story	100	100	100	183.18	18,318	
WDK	Deck	0	282	28	18.19	5,129	
Ttl Gross Liv / Lease Area		1,762	3,614	2,202		403,370	

