

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRANNIGAN KURT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
BRANNIGAN KRISTEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,297,800	1,297,800	
40 LEWIS FARM RD		SUPPLEMENTAL DATA			RES LAND	1010	386,100	386,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5166 Total Acres 2.068 Chapter Lan GIS ID F_862499_2844374			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	3,500	3,500	
						Total		1,687,400	1,687,400	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BRANNIGAN KURT		50678 0041	12-28-2018	Q	I	1,140,000	00	Year	Code	Assessed	Year	Code	Assessed	
SPENCER JOHN L		20339 0018	08-09-2001	Q	I	910,000	00	2023	1010	992,400	2022	1010	912,000	
JMR REALTY TRUST		18291 0010	02-18-2000	Q	V	300,000	00		1010	404,200		1010	333,600	
DELPRETE DAVID M INC		18216 0248	01-20-2000	U	V	100	1F		1010	2,400		1010	2,400	
						Total		1,399,000	Total		1,248,000	Total		1,033,000

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,297,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			3,500
Appraised Land Value (Bldg)			386,100
Special Land Value			0
Total Appraised Parcel Value			1,687,400
Valuation Method			C
Total Appraised Parcel Value			1,687,400

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
QP-20-37	06-24-2020	MN	Maintenance	25,000		100		Strip and re-roof	04-02-2019	SJD	9		01	Measure - No Entry
2014-396	12-23-2014	MS	Miscellaneous	46,000	05-11-2015	100		INSTALL SOLAR ELECTRIC PA	05-11-2015	JLF	5		01	Measure - No Entry
511	10-22-2004	MS	Miscellaneous	5,000		100		CON 12X20 UTIL BLDG	04-12-2013	VGS			20	Field Review
545	12-17-2002	AD	Addition	57,000	01-21-2004	100		ADDITION	06-09-2010	KP	1	00		Measure & Listed
120010011	01-11-2001	RM	Remodel	600	06-28-2002	100		FRAME WALLS/BASEMENT						
120000080	03-27-2000	NC	New Construct	237,000	12-06-2002	100		101/2STY G/W/P						

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	RC	Residual	1.159 AC	35,000.00	0.89036	5	1.00	0050	1.000		1.0000	0.72	36,100
Total Card Land Units					2.08 AC	Parcel Total Land Area					2.08	Total Land Value			386,100

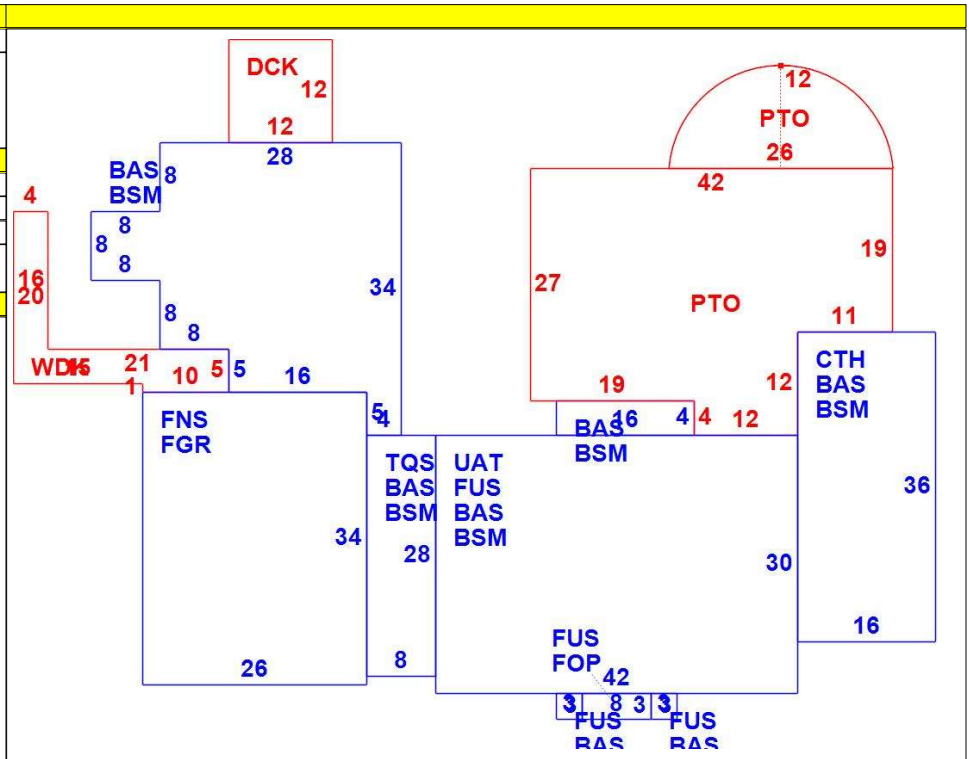
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2980	
Model	01	Residential	Bsmt Type	04	Full
Grade	08	Excellent	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	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	03	Central			
Bedrooms	5				
Full Baths	5				
Half Baths	0				
Extra Fixtures	5				
Total Rooms	15				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1540				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2980				

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

COST / MARKET VALUATION		
Net Other Adj		1,368,352
Replace Cost		1,491,728
Year Built		2000
Effective Year Built		2008
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %	13	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	87	
Cns Sect Rcnld		1,297,800
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
SHD1	Shed	L	240	21.00	2004	A	70	C	1.00	3,500
SLR	Solar Panels	L	46	1050.00	2014	A	70	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,998	2,998	2,998	208.50	625,068
BSM	Basement	0	2,980	596	41.70	124,263
CTH	Cathedral Ceiling	0	576	58	20.99	12,093
DCK	Deck	0	144	14	20.27	2,919
FGR	Garage	0	884	354	83.49	73,807
FNS	Finished 90% Story	796	884	796	187.74	165,962
FOP	Open Porch	0	24	4	34.75	834
FUS	Finished Upper Story	1,302	1,302	1,302	208.50	271,460
PTO	Patio	0	1,334	67	10.47	13,969
TQS	Three Quarter Story	168	224	168	156.37	35,027
Ttl Gross Liv / Lease Area		5,264	12,784	6,563		1,368,352



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40 LEWIS FARM RD				0 Medium		RES LAND	1010	386,100	386,100							
SUPPLEMENTAL DATA						RESIDNTL	1010	3,500	3,500							
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								2023	1010	992,400	2022	1010	912,000			
									1010	404,200		1010	333,600			
									1010	2,400		1010	2,400			
								Total		1,399,000	Total		1,248,000			
								Total			Total		1,033,000			
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		Total														
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Nbhd	Nbhd Name		B	Tracing		Batch				Appraised Bldg. Value (Card)				1,297,800		
0050										Appraised Xf (B) Value (Bldg)				0		
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Exterior Wall 2					Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable			Condo Flr					
Roof Cover	03	Asphalt			Condo Unit					
Interior Wall 1	05	Drywall			COST / MARKET VALUATION					
Interior Wall 2					Net Other Adj			123,375		
Interior Floor 1	12	Hardwood			Replace Cost					
Interior Floor 2					Year Built					
Heat Fuel	02	Oil			Effective Year Built					
Heat Type	05	Hot Water			Depreciation Code					
AC Type	03	Central			Remodel Rating					
Bedrooms	5				Year Remodeled					
Full Baths	5				Depreciation %					
Half Baths	0				Functional Obsol					
Extra Fixtures	5				External Obsol					
Total Rooms	15				Trend Factor					
Bath Style	03	Modern			Condition					
Kitchen Style	03	Modern			Condition %					
Extra Kitchens	1				Percent Good					
Fireplaces	1				Cns Sect Rcnd					
Extra Openings	0				Dep % Ovr					
Gas Fireplaces	0				Dep Ovr Comment					
Sq Ft Fin Bsmt	1540				Misc Imp Ovr					
FBM Quality	04	Above Average			Misc Imp Ovr Comment					
Foundation	06	Poured Conc			Cost to Cure Ovr					
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Bsmt Area	2980									
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BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value				
UAT	Unfinished Attic	0	1,260	189	31.27	39,406				
WDK	Deck	0	174	17	20.37	3,544				
Ttl Gross Liv / Lease Area										