

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PRATT LAWRENCE R TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION		
PRATT KAREN BELSLEY TT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	422,600	422,600			
20 LEDGEWOOD DR				0 Light		RES LAND	1010	359,200	359,200			
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	4,400	4,400				
Alt Prcl ID		Cyclical 4			Total						786,200	786,200
Scnd Home		Exemption										
Tax Class T		W										
Tot Fin Area 2280		District										
Total Acres 1.178		Res Exem										
Chapter Lan												
GIS ID F_865422_2844227		Assoc Pid#										

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PRATT LAWRENCE R TT		54943 238	05-10-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
PRATT LAWRENCE R		48413 0129	05-11-2017	Q	I	525,000	00	2023	1010	340,800	2022	1010	319,700	2021	1010	303,500
LELYVELD MORRIS M & LELYVELD SUS		47030 0265	06-09-2016	U	I	100	1A		1010	373,500		1010	307,800		1010	256,500
LELYVELD MATTHEW L		47030 0260	06-09-2016	U	I	100	1A		1010	2,900		1010	2,900		1010	2,900
LELYVELD MORRIS M & SUSAN J TT		44125 0282	03-06-2014	U	I	100	1A	Total		717,200	Total		630,400	Total		562,900

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)					422,600
0050					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					4,400
					Appraised Land Value (Bldg)					359,200
					Special Land Value					0
					Total Appraised Parcel Value					786,200
					Valuation Method					C
					Total Appraised Parcel Value					786,200

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2017-352	11-01-2017	RM	Remodel	110,000	06-11-2018	100		INTERIOR REMODEL	06-11-2018	JLF	5		01	Measure - No Entry	
2017-83	05-17-2017	MS	Miscellaneous	4,000		100		INSTALL A 8' X 8' SPA ON BRIC	06-30-2017	SJD	9	1	00	Measure & Listed	
2017-74	05-15-2017	MN	Maintenance	5,371		100		REMOVE AND REBUILD CHIMN	04-12-2013	VGS			20	Field Review	
148	08-09-2011	RM	Remodel	7,000	05-01-2012	100		FINISHED BASEMENT	05-01-2012	KP	5	1	09	Total Refusal	
									08-16-2007	BSB		1	00	Measure & Listed	

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P		Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj									
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	0.262	AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.81	9,200		
Total Card Land Units					1.18	AC	Parcel Total Land Area					1.18				Total Land Value		359,200		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1320	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			484,258
Interior Floor 2			Net Other Adj		50,635
Heat Fuel	02	Oil	Replace Cost		534,893
Heat Type	05	Hot Water	Year Built		1979
AC Type	01	None	Effective Year Built		2000
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		21
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		79
Gas Fireplaces	0		Cns Sect Rcnld		422,600
Sq Ft Fin Bsmt	690		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1320		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	96	21.00	1985	A	70	C	1.00	1,400
SHD1	Shed	L	96	21.00	2017	E	100	B	1.50	3,000

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,200	1,200	1,200	188.94	226,730
BSM	Basement	0	1,320	264	37.79	49,881
DCK	Deck	0	192	19	18.70	3,590
FNS	Finished 90% Story	1,080	1,200	1,080	170.05	204,057
Ttl Gross Liv / Lease Area		2,280	3,912	2,563		484,258

