

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEBRETON MARGARET			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
LEBRETON MARIE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	314,100	314,100
PO BOX 1282				0 Medium		RES LAND	1010	447,800	447,800
		<b>SUPPLEMENTAL DATA</b>				RESIDNTL	1010	1,400	1,400
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1749 Total Acres .958 Chapter Lan		Cyclical 4 Exemption W District Res Exem					
		GIS ID F_866846_2843542		Assoc Pid#		Total 763,300 763,300			

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEBRETON MARGARET		10378 0312	07-15-1991	Q	I	180,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	247,700	2022	1010	226,300
									1010	480,600		1010	305,400
									1010	900		1010	900
								Total		729,200	Total		532,600
								Total			Total		501,300

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	314,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	1,400
Appraised Land Value (Bldg)	447,800
Special Land Value	0
Total Appraised Parcel Value	763,300
Valuation Method	C
Total Appraised Parcel Value	763,300

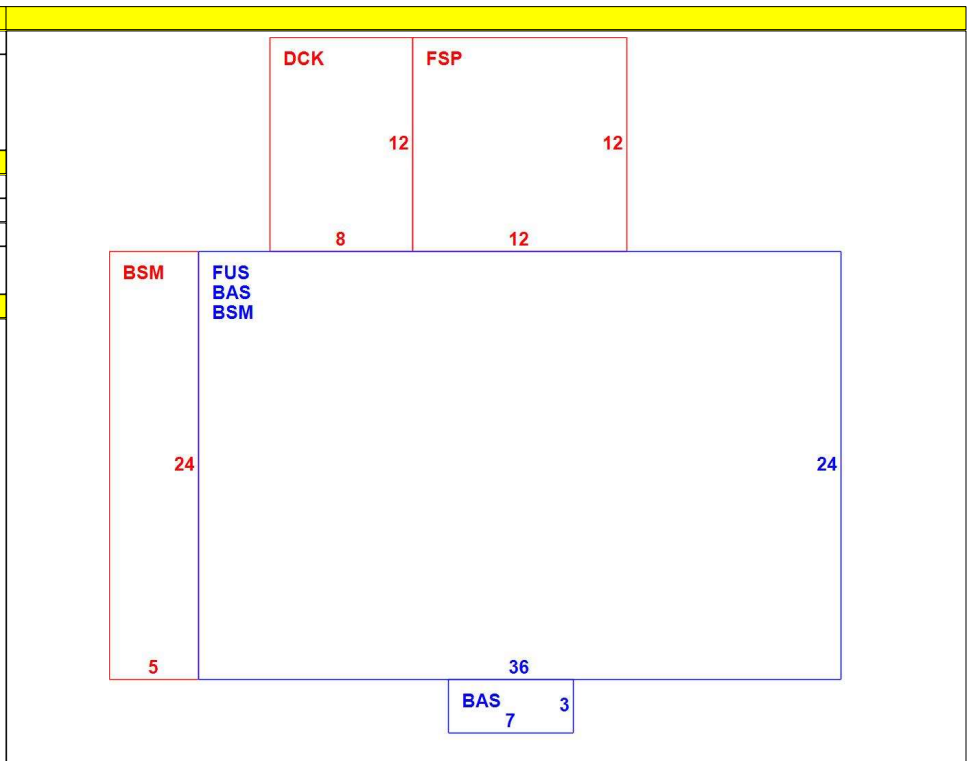
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
20000399	10-06-2000	RM	Remodel			100		WOOD BRNG STOVE/DEN	12-13-2021	SJT	10		01	Measure - No Entry
12547	09-21-1992	AD	Addition	5,000	01-01-1993	100		REMV DK + 12X12 SPOR	04-12-2013	VGS			20	Field Review
									08-14-2007	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	0060	1.341		TN95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.040 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.09	1,900
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value				447,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	984	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			414,583
Interior Floor 2			Net Other Adj		15,730
Heat Fuel	02	Oil	Replace Cost		430,313
Heat Type	05	Hot Water	Year Built		1984
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		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		73
Gas Fireplaces	0		Cns Sect Rcnld		314,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	984		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	1998	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	885	885	885	208.86	184,839
BSM	Basement	0	984	197	41.81	41,145
DCK	Deck	0	96	10	21.76	2,089
FSP	Screened Porch	0	144	29	42.06	6,057
FUS	Finished Upper Story	864	864	864	208.86	180,453
Ttl Gross Liv / Lease Area		1,749	2,973	1,985		414,583

