

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LAGRECA DOMINC E TT			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
LAGRECA MARIETTE TT			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	483,500	483,500
53 UNION BRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	351,400	351,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2730 Total Acres .958 Chapter Lan GIS ID F_862689_2841932			Cyclical 4 Exemption W District Res Exem Assoc Pid#				
						Total	834,900	834,900	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LAGRECA DOMINC E TT	55647	219	09-13-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
LAGRECA DOMINIC E	55233	289	06-30-2021	U	I	1	1A	2023	1010	521,200	2022	1010	453,400
LAGRECA DOMINIC	48744	0313	08-09-2017	U	I	100	1A		1010	365,500	2021	1010	301,200
LAGRECA DOMINIC E TT	8225	0135	01-06-1988	U	I	0	1	Total	886,700	Total	754,600	Total	682,900

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)			483,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			351,400
Special Land Value			0
Total Appraised Parcel Value			834,900
Valuation Method			C
Total Appraised Parcel Value			834,900

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
2018-122	06-19-2018	MN	Maintenance	1,900		100		1 WINDOW	04-12-2013	VGS			20	Field Review
2014-57	04-29-2014	MN	Maintenance	11,183		100		INSTALL 6 RENEWAL BY ANDE	03-27-2013	AO	6	6	30	Quality Control
215	07-13-2007	MS	Miscellaneous	5,000		100		12X12 DECK	10-24-2012	KP	0		00	Measure & Listed
34	01-31-2007	AD	Addition	15,000	05-09-2007	100		STAIRWY,OFFICE 2ND F	04-30-2008	KP		1	00	Measure & Listed
335	09-21-2006	AD	Addition	164,700	05-09-2007	100		CONST ADD & ATTH GAR						

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	0.040	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	1,400
Total Card Land Units					0.96	AC	Parcel Total Land Area					0.96	Total Land Value		351,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2252	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2252				

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

COST / MARKET VALUATION		
Net Other Adj		513,426
Replace Cost		17,940
Year Built		531,365
Effective Year Built		2000
Depreciation Code		2012
Remodel Rating		E
Year Remodeled		
Depreciation %	9	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	91	
Cns Sect Rcnld	483,500	
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,252	2,252	2,252	155.21	349,526
BSM	Basement	0	2,168	434	31.07	67,360
FAT	Finished Attic	235	784	235	46.52	36,474
FEP	Finished Enclosed Porch	0	192	115	92.96	17,849
FGR	Garage	0	635	254	62.08	39,423
FOP	Open Porch	0	24	4	25.87	621
UNK	UNK	0	112	0	0.00	0
WDK	Deck	0	144	14	15.09	2,173
Ttl Gross Liv / Lease Area		2,487	6,311	3,308		513,426

