

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GUTHRIE DEBRA L TT 46 PENNY LANE REALTY TRUST 46 PENNY LN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
DUXBURY MA 02332			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	211,900	211,900
				0 Light		RES LAND	1010	357,700	357,700
<b>SUPPLEMENTAL DATA</b>									
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1025 Total Acres 1.138 Chapter Lan GIS ID F_862084_2843336				Cyclical 4 Exemption W District Res Exem Assoc Pid#					
Total								569,600	569,600

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GUTHRIE DEBRA L TT	50912	259	03-19-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GUTHRIE DEBRA LEE	4799	0228	02-29-1980	U	I	1	1	2023	1010	205,100	2022	1010	168,100
									1010	372,000		1010	306,600
Total								577,100		Total	474,700	Total	402,800

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)	211,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	357,700
Special Land Value	0
Total Appraised Parcel Value	569,600
Valuation Method	C
Total Appraised Parcel Value	569,600

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
116	09-05-2012	MN	Maintenance	30,000		100		REPLACE WOOD SIDING expired	09-12-2017	SJD			20	Field Review
194	05-30-2006	MS	Miscellaneous	5,000		100			04-12-2013	VGS			20	Field Review
									11-10-2007	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	RC	Residual	0.220	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,700	
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			357,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	943	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
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			269,994
Interior Floor 2			Net Other Adj		28,503
Heat Fuel	03	Gas	Replace Cost		298,497
Heat Type	04	Forced Air-Duc	Year Built		1970
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		211,900
Sq Ft Fin Bsmt	525		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	943		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

DCK		8
	41	
BAS BSM		23
	41	
BAS	41	2

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	1,025	1,025	1,025	216.52	221,928	
BSM	Basement	0	943	189	43.39	40,921	
DCK	Deck	0	328	33	21.78	7,145	
Ttl Gross Liv / Lease Area		1,025	2,296	1,247		269,994	



46 PENNY LN

