

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LE WILSON			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
LE LISETTE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	422,100	422,100
48 FORDVILLE RD				0 Light		RES LAND	1010	354,200	354,200
SUPPLEMENTAL DATA						RESIDNTL	1010	37,100	1,400
DUXBURY MA 02332			Alt Prcl ID	Cyclical 2					
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 1752	District					
			Total Acres 1.038	Res Exem					
			Chapter Lan						
			GIS ID F_861325_2840650	Assoc Pid#					
						Total		813,400	777,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LE WILSON	50503	0349	11-09-2018	Q	I	510,000	00	Year	Code	Assessed	Year	Code	Assessed
COLI MARCOS	49086	0041	10-24-2017	U	I	325,000	1S	2023	1010	323,800	2022	1010	300,700
HARBOR ONE BANK	47344	0292	08-19-2016	U	I	36,000	1L		1010	368,400		1010	303,600
MURPHY BRIAN J & MURPHY LISA A	15671	0051	11-24-1997	Q	I	192,500	00		1010	900		1010	900
						Total		693,100	Total	605,200	Total	527,300	

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)	422,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	37,100
Appraised Land Value (Bldg)	354,200
Special Land Value	0
Total Appraised Parcel Value	813,400
Valuation Method	C
Total Appraised Parcel Value	813,400

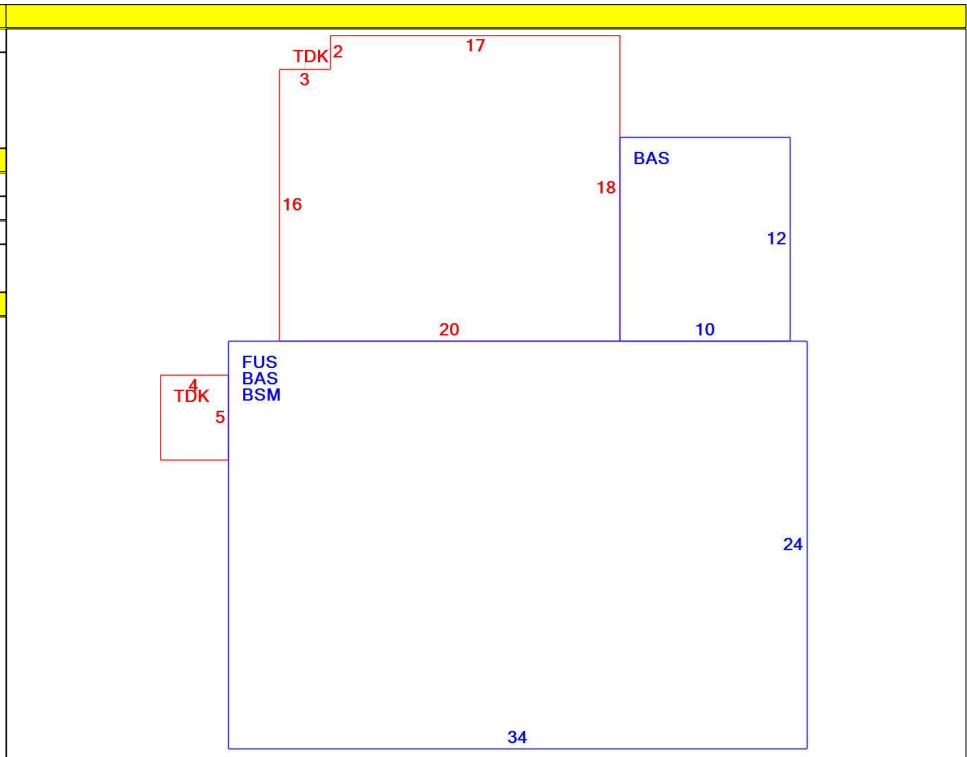
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
BPO-20-219	09-25-2020	SP	Solar Panels	34,205		100	12-04-2020	Install a roof mounted solar syste	01-15-2021	SJT	5		20	Field Review
144	10-16-2009	MN	Maintenance	8,000		100		STRIP REROOF	10-26-2020	SJT	5		20	Field Review
13	10-23-2008	MS	Miscellaneous	5,500		100		SURDIAC WOODSTOVE	05-24-2018	SJD	9		01	Measure - No Entry
543	11-21-2005	MS	Miscellaneous			100		WOODSTOVE IN LIV RM	04-12-2013	VGS			20	Field Review
10695	01-08-1988	AD	Addition	3,000		100			03-27-2013	AO	6	6	30	Quality Control
									08-23-2007	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	WP	Residual	0.121	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,200	
Total Card Land Units					1.04	AC	Parcel Total Land Area					1.04	Total Land Value			354,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			453,798
Interior Floor 2			Net Other Adj		36,975
Heat Fuel	02	Oil	Replace Cost		490,773
Heat Type	05	Hot Water	Year Built		1973
AC Type	01	None	Effective Year Built		2007
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		14
Total Rooms	7		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		86
Gas Fireplaces	0		Cns Sect Rcnd		422,100
Sq Ft Fin Bsmt	400		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	816		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
SLR	Solar Panels	L	34	1050.00	2020	A	70	C	1.00	35,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	232.48	217,600
BSM	Basement	0	816	163	46.44	37,894
FUS	Finished Upper Story	816	816	816	232.48	189,702
TDK	Trex Deck	0	374	37	23.00	8,602
Ttl Gross Liv / Lease Area		1,752	2,942	1,952		453,798

