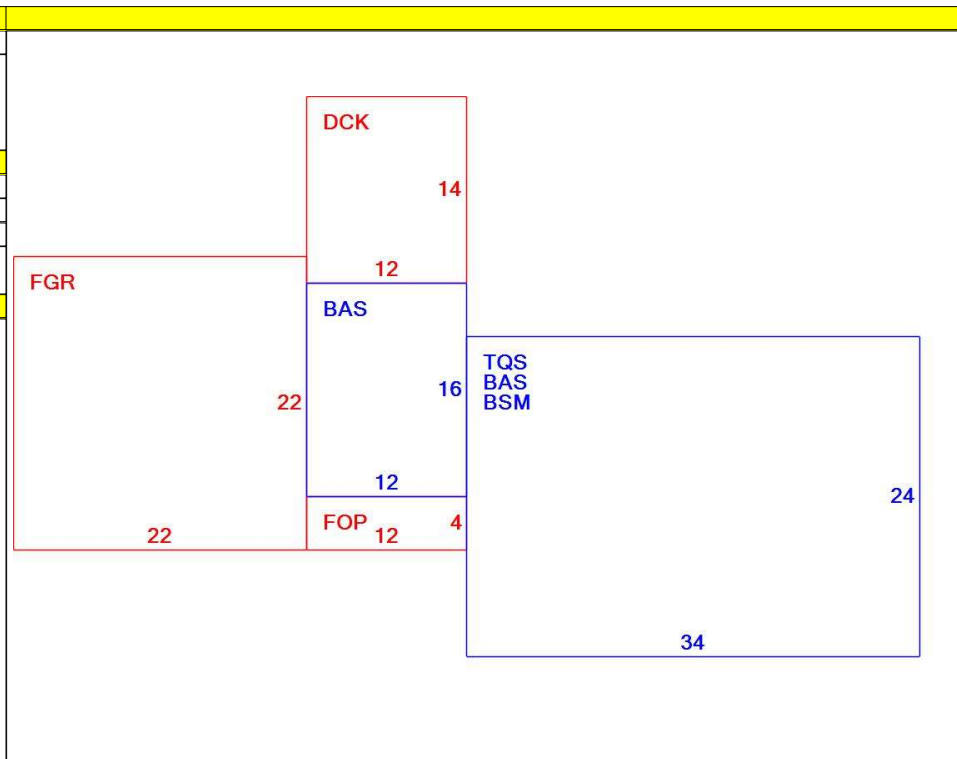


CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION						
LEFRANCE BENNETT N LEFRANCE ERICA C 34 OLDE PASTURE RD DUXBURY MA 02332			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed							
			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	247,800	247,800							
				0 Light		RES LAND	1010	350,400	350,400							
SUPPLEMENTAL DATA						Total				598,200	598,200					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1620 Total Acres .928 Chapter Lan GIS ID F_862166_2839828		Cyclical Exemption W District Res Exem Assoc Pid#														
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEFRANCE BENNETT N		37842 0317	10-23-2009	Q	I	357,000	00	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	184,200	2022	1010	153,200			
									1010	364,400		1010	300,300			
								Total		548,600	Total		453,500			
								Total			Total		404,900			
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
									APPRAISED VALUE SUMMARY							
Total			0.00						Appraised Bldg. Value (Card) 247,800							
									Appraised Xf (B) Value (Bldg) 0							
Nbhd			Nbhd Name	B	Tracing		Batch	Appraised Ob (B) Value (Bldg) 0								
0050								Appraised Land Value (Bldg) 350,400								
NOTES													Special Land Value 0			
													Total Appraised Parcel Value 598,200			
													Valuation Method C			
													Total Appraised Parcel Value 598,200			
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
											09-10-2018	SJD	6		20	Field Review
											04-12-2013	VGS			20	Field Review
											08-02-2001	KP		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	350,000	
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	400	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			350,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	816	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		338,509
Interior Floor 2			Replace Cost		10,500
Heat Fuel	03	Gas	Year Built		349,009
Heat Type	05	Hot Water	Effective Year Built		1969
AC Type	01	None	Depreciation Code		1992
Bedrooms	2		Remodel Rating		A
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		247,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	816		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	1,008	1,008	1,008	169.17	170,523	
BSM	Basement	0	816	163	33.79	27,575	
DCK	Deck	0	168	17	17.12	2,876	
FGR	Garage	0	484	194	67.81	32,819	
FOP	Open Porch	0	48	7	24.67	1,184	
TQS	Three Quarter Story	612	816	612	126.88	103,532	
Ttl Gross Liv / Lease Area		1,620	3,340	2,001		338,509	

