

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
LECLAIR WILLIAM L JR LECLAIR MELISSA M 76 BIANCA RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code		Appraised	Assessed			
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010		322,100	322,100			
		SUPPLEMENTAL DATA		RES LAND		RESIDNTL		1010	1010		351,600	351,600			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1912 Total Acres .958 Chapter Lan GIS ID F_863151_2840973		Cyclical Exemption W District Res Exem		4		RESIDNTL		1010	2,100		2,100				
						Total		675,800	675,800						
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LECLAIR WILLIAM L JR		29779 0215	01-03-2005	Q	I	490,000	00	Year	Code	Assessed	Year	Code	Assessed		
								2023	1010	245,100	2022	1010	224,300		
									1010	505,800		1010	321,400		
									1010	1,400		1010	1,400		
								Total		752,300	Total		547,100		
								Total		515,800	Total		515,800		
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
		Total	0.00												
ASSESSING NEIGHBORHOOD															
Nbhd		Nbhd Name		B		Tracing		Batch							
0050															
NOTES															
BUILDING PERMIT RECORD															
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
									09-12-2018	SJD			20	Field Review	
									04-12-2013	VGS			20	Field Review	
									02-05-2013	KP	6	6	30	Quality Control	
									09-11-2007	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	0.046 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	1,600
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			351,600

CONSTRUCTION DETAIL					CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description			Element	Cd	Description		
Style	03	Colonial			Bsmt Area	792			
Model	01	Residential			Bsmt Type	04			
Grade	05	Ave/Good			Unfin Area	0.00	Full		
Stories	2				CONDO DATA				
Occupancy	1				Parcel Id		C		Own
Exterior Wall 1	11	Clapboard						B	S
Exterior Wall 2					Adjust Type	Code	Description	Factor%	
Roof Structure	03	Gable			Condo Flr				
Roof Cover	03	Asphalt			Condo Unit				
Interior Wall 1	05	Drywall			COST / MARKET VALUATION				
Interior Wall 2					Net Other Adj		430,630		
Interior Floor 1	12	Hardwood			Replace Cost		23,010		
Interior Floor 2					Year Built		453,640		
Heat Fuel	03	Gas			Year Built		1970		
Heat Type	05	Hot Water			Effective Year Built		1992		
AC Type	01	None			Depreciation Code		A		
Bedrooms	4				Remodel Rating				
Full Baths	1				Year Remodeled				
Half Baths	1				Depreciation %		29		
Extra Fixtures	0				Functional Obsol				
Total Rooms	7				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		322,100		
Gas Fireplaces	0				Dep % Ovr				
Sq Ft Fin Bsmt	288				Dep Ovr Comment				
FBM Quality	03	Average			Misc Imp Ovr				
Foundation	06	Poured Conc			Misc Imp Ovr Comment				
Bsmt Garage	0				Cost to Cure Ovr				
Bsmt Area	792				Cost to Cure Ovr Comment				

<p>FSP</p> <p>10</p> <p>12</p>		<p>BAS</p> <p>16</p>		<p>FUS</p> <p>BAS</p> <p>BSM</p> <p>22</p>	
		<p>FOP</p> <p>16</p> <p>4</p>		<p>36</p> <p>FUS</p> <p>36</p> <p>2</p>	

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	120	21.00	2010	G	85	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,048	1,048	1,048	204.67	214,496
BSM	Basement	0	792	158	40.83	32,338
FOP	Open Porch	0	64	10	31.98	2,047
FSP	Screened Porch	0	120	24	40.93	4,912
FUS	Finished Upper Story	864	864	864	204.67	176,837
Ttl Gross Liv / Lease Area		1,912	2,888	2,104		430,630



76 BIANCA RD

