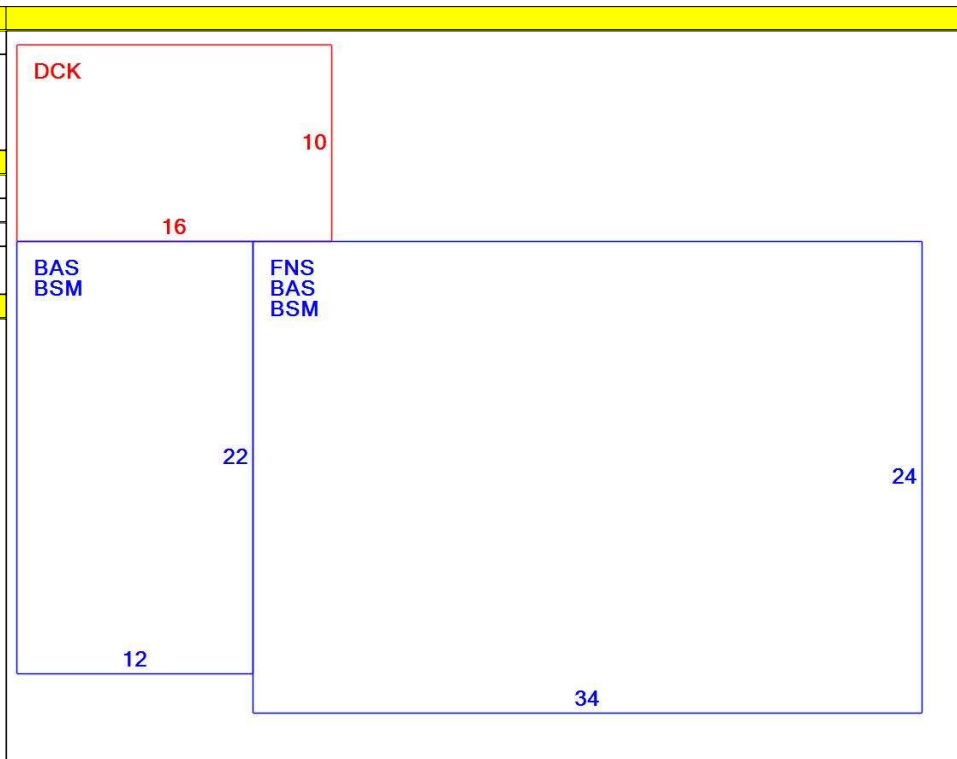


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT										
LACKEY WOODROW B  191 BIANCA RD  DUXBURY MA 02332			0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>							
			0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	280,900	280,900								
					0	Medium			RES LAND	1010	350,700	350,700								
<b>SUPPLEMENTAL DATA</b>																				
Alt Prcl ID				Cyclical 4																
Scnd Home				Exemption																
Tax Class T				W																
Tot Fin Area 1814				District																
Total Acres .92				Res Exem																
Chapter Lan																				
GIS ID F_864275_2842305				Assoc Pid#																
										Total	631,600	631,600								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		VI		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)						
LACKEY WOODROW B		4646	0304	03-31-1979		U	I	72,900		1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
												2023	1010	223,000	2022	1010	208,100	2021	1010	196,500
													1010	504,700		1010	320,700		1010	309,300
										Total	727,700	Total	528,800	Total	505,800					
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												APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				280,900						
0050												Appraised Xf (B) Value (Bldg)				0				
										Appraised Ob (B) Value (Bldg)				0						
										Appraised Land Value (Bldg)				350,700						
										Special Land Value				0						
										Total Appraised Parcel Value				631,600						
										Valuation Method				C						
										Total Appraised Parcel Value				631,600						
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			
QPO-20-13	10-08-2020	MN	Maintenance	9,575		100		Strip & Reroof				09-12-2018	SJD			20	Field Review			
											04-12-2013	VGS			20	Field Review				
											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	40,075	SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700				
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1080	
Model	01	Residential	Bsmt Type	04	
Grade	04	Above Ave	Unfin Area	0.00	Full
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			370,886
Interior Floor 2			Net Other Adj		13,915
Heat Fuel	03	Gas	Replace Cost		384,803
Heat Type	04	Forced Air-Duc	Year Built		1975
AC Type	01	None	Effective Year Built		1994
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
Total Rooms	7		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		73
Gas Fireplaces	0		Cns Sect Rcnd		280,900
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1080		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	1,080	1,080	1,080	181.27	195,776	
BSM	Basement	0	1,080	216	36.25	39,155	
DCK	Deck	0	160	16	18.13	2,900	
FNS	Finished 90% Story	734	816	734	163.06	133,055	
Ttl Gross Liv / Lease Area		1,814	3,136	2,046		370,886	



191 BIANCA RD

