

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
NEWCOMB LAWRENCE P			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
NEWCOMB WENDY J			0 Septic	0 Paved	0 Average	RESIDNTL	1010	401,600	401,600	
21 SUMMER ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	392,000	392,000		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2090 Total Acres 4.580 Chapter Lan GIS ID F_864917_2836649			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	307,000	307,000	
						Total		1,100,600	1,100,600	

**VISION**

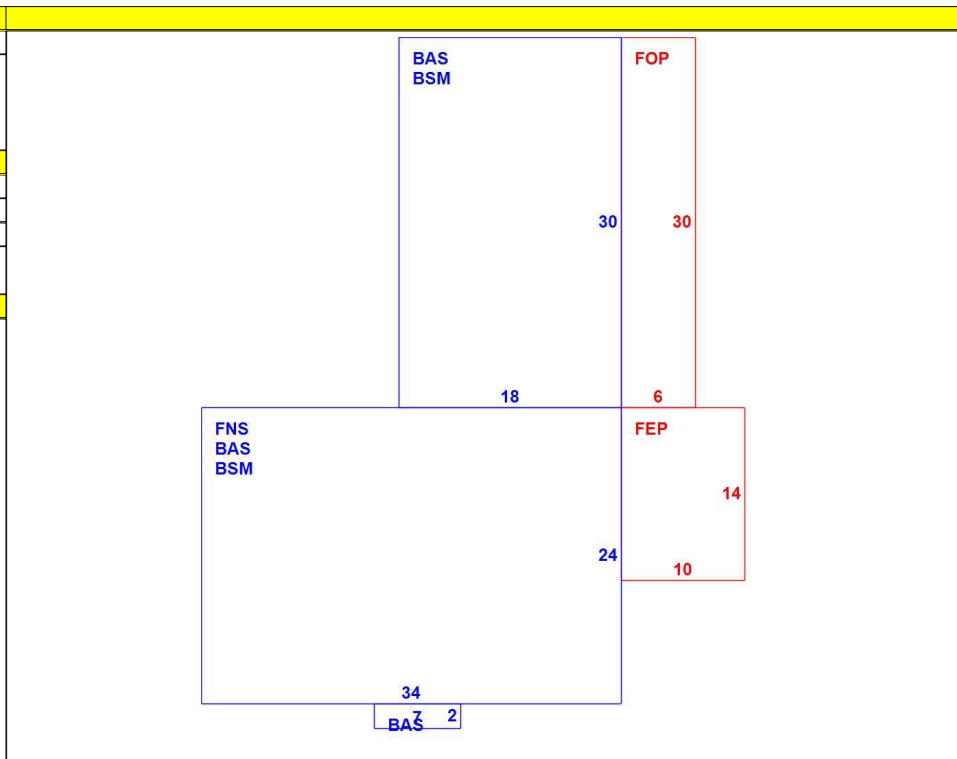
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NEWCOMB LAWRENCE P		9935 0302	09-17-1990	Q	I	180,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	324,600	2022	1010	304,700
									1010	413,600		1010	342,700
									1010	139,500		1010	58,600
								Total		877,700	Total		706,000
								Total			Total		629,100

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
									<b>APPRAISED VALUE SUMMARY</b>						
									Appraised Bldg. Value (Card) 401,600						
									Appraised Xf (B) Value (Bldg) 0						
									Appraised Ob (B) Value (Bldg) 307,000						
									Appraised Land Value (Bldg) 392,000						
									Special Land Value 0						
									Total Appraised Parcel Value 1,100,600						
									Valuation Method C						
									Total Appraised Parcel Value 1,100,600						

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
BPO-22-298	08-23-2022	BP	Bldg Permit	13,800	07-11-2023	100		Construct a 20x23 pavillion. Wor	07-11-2023	SJT	5		01	Measure - No Entry
BPO-21-133	06-03-2021	NC	New Construct	86,000	09-29-2022	100		Construct a pole style barn, attac	06-06-2023	SJT	10		20	Field Review
2013-148	07-02-2013	RM	Remodel	15,000	06-17-2014	100		RESIDE VINYL SIDING & RIGID	09-30-2022	SJT	5		06	Inspection Only
128	04-10-2003	RM	Remodel	22,000	10-07-2004	100		FIN PART OF BSMT/BTH	06-17-2014	JLF			01	Measure - No Entry
20000419	10-23-2000	AD	Addition	3,000	09-12-2001	100		ABOVE GROUND POOL	04-12-2013	VGS			20	Field Review
2000374	09-25-2000	DM	Demolish	2,500	09-12-2001	100		REMOVE KIT O/BRN	12-01-2005	KP		1	00	Measure & Listed
13138	04-08-1994	AD	Addition	29,000	09-26-1995	100		18X30 1ST 5X30 PCH						

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	1.332 AC	35,000.00	0.80069	5	1.00	0050	1.000		1.0000	0.64	37,300
1	1010	Single Family	WP	Undevelop	2.330 AC	2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	4,700
Total Card Land Units					4.58 AC	Parcel Total Land Area					4.58	Total Land Value			392,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1356	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			474,169
Interior Floor 2			Net Other Adj		54,308
Heat Fuel	02	Oil	Replace Cost		528,477
Heat Type	05	Hot Water	Year Built		1970
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		401,600
Sq Ft Fin Bsmt	775		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1356		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	224	21.00	1985	A	70	C	1.00	3,300
BRN9	Barn - Liv Area	L	960	123.00	1995	A	70	C	1.00	82,700
SHD1	Shed	L	264	21.00	1990	A	70	C	1.00	3,900
BRN1	Barn - 1 Story	L	1,445	39.00	2021	E	100	A	2.00	112,700
GNR	GENERATOR	L	1	12400.00	2015	A	70	C	1.00	8,700
PVL2	Pavilion - Avg	L	540	139.00	2023	G	85	B	1.50	95,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,370	1,370	1,370	190.74	261,308
BSM	Basement	0	1,356	271	38.12	51,689
FEP	Finished Enclosed Porch	0	140	84	114.44	16,022
FNS	Finished 90% Story	734	816	734	171.57	140,000
FOP	Open Porch	0	180	27	28.61	5,150
Ttl Gross Liv / Lease Area		2,104	3,862	2,486		474,169

