

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LANNON JOHN C			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LANNON DIANA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	408,200	408,200	
77 EAST ST				0 Heavy		RES LAND	1010	368,600	368,600	
SUPPLEMENTAL DATA						RESIDNTL	1010	1,400	1,400	VISION
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2044 Total Acres 1.448 Chapter Lan		Cyclical 4 Exemption W District Res Exem					
			GIS ID F_864836_2838031		Assoc Pid#	Total 778,200 778,200				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LANNON JOHN C		12021 0181	07-08-1993	Q	I	180,000	00	Year	Code	Assessed	Year	Code	Assessed		
BOLES PATRICK F		4745 0018	10-29-1979	Q	I	180,000	00	2023	1010	328,900	2022	1010	308,500		
									1010	383,300		1010	315,900		
									1010	1,200		1010	1,200		
								Total	713,400		Total	625,600		Total	556,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

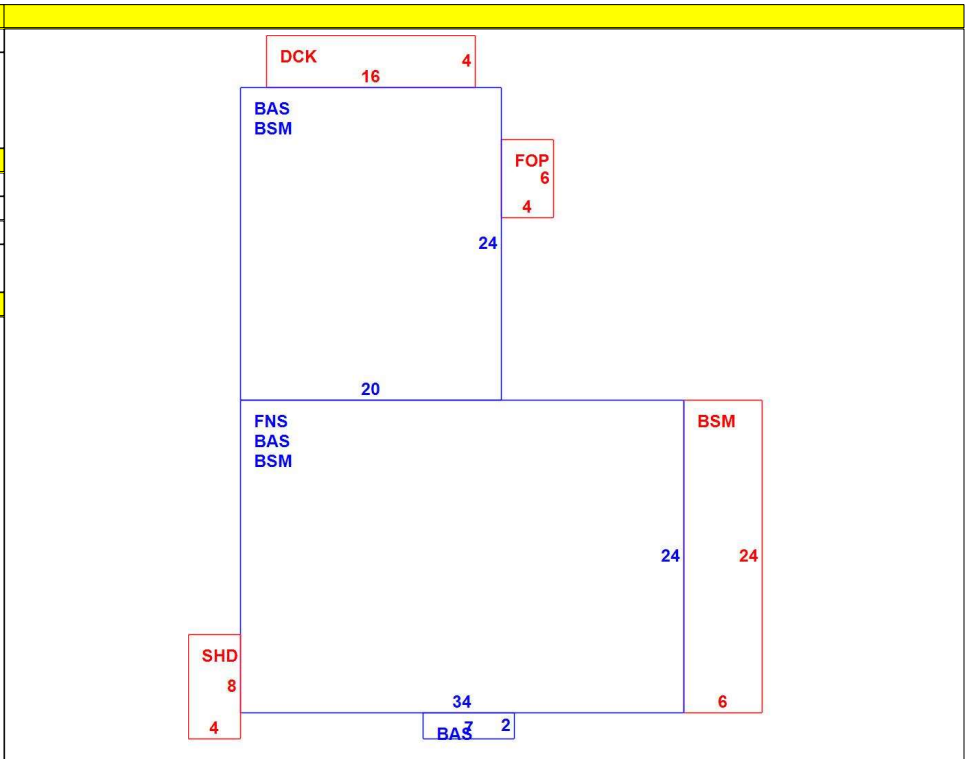
NOTES									

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									408,200
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									1,400
Appraised Land Value (Bldg)									368,600
Special Land Value									0
Total Appraised Parcel Value									778,200
Valuation Method									C
Total Appraised Parcel Value									778,200

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
2014-171	09-02-2014	MN	Maintenance	7,600		100		REMOVE AND REPLACE 12 WI		04-12-2013	VGS			20	Field Review
109	04-02-2003	AD	Addition	46,000	10-16-2004	100		2 STORY ADD		10-16-2004	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	8.75	350,000
1	1010	Single Family	RC	Residual	0.530	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	18,600
Total Card Land Units					1.45	AC	Parcel Total Land Area					1.45	Total Land Value			368,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		467,308
Interior Floor 2			Replace Cost		49,400
Heat Fuel	02	Oil	Year Built		516,708
Heat Type	05	Hot Water	Effective Year Built		1979
AC Type	01	None	Depreciation Code		2000
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		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	2		Percent Good		79
Extra Openings	1		Cns Sect Rcnd		408,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	648		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1440		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	1987	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,310	1,310	1,310	198.60	260,167
BSM	Basement	0	1,440	288	39.72	57,197
DCK	Deck	0	64	6	18.62	1,192
FNS	Finished 90% Story	734	816	734	178.64	145,773
FOP	Open Porch	0	24	4	33.10	794
SHD	Attached Shed	0	32	11	68.27	2,185
Ttl Gross Liv / Lease Area		2,044	3,686	2,353		467,308

