

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LAZAR CHRISTOPHER			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
LAZAR KRISTINA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	370,100	370,100	
126 SOUTH ST		SUPPLEMENTAL DATA			RES LAND	1010	355,300	355,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1224 Total Acres 1.068 Chapter Lan GIS ID F_864278_2834359			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	35,300	3,400	
							Total	760,700	728,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LAZAR CHRISTOPHER	44247	0322	04-22-2014	Q	I	399,000	00	Year	Code	Assessed	Year	Code	Assessed
MOORE MEGAN & CAMOBRECO ADAM	39523	0038	01-07-2011	Q	I	340,200	00	2023	1010	406,600	2022	1010	356,800
PISANO ROBERT M	38649	0056	06-22-2010	U	I	220,000	1		1010	369,500		1010	304,500
DOSENBERG KENNETH C	15828	0044	01-23-1998	Q	I	169,000	00		1010	2,300		1010	2,300
SHORESIDE RLTY TRUST	15828	0044	01-23-1998	Q	I	169,000	00	Total		778,400	Total		663,600
								Total		559,800	Total		559,800

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			370,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			35,300
Appraised Land Value (Bldg)			355,300
Special Land Value			0
Total Appraised Parcel Value			760,700
Valuation Method			C
Total Appraised Parcel Value			760,700

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-22-448	11-17-2022	SP	Solar Panels	42,625		100	12-15-2022	Install a 25 panel roof top solar ar	09-10-2020	SJT	5	1	01	Measure - No Entry
BPO-20-60	06-10-2020	BP	Bldg Permit	12,800	09-10-2020	100		Construct a 13,5'x19' - 265 sf dec	03-11-2020	SJT	5		05	Measure - Under Construct
BP-20-53	02-26-2020	BP		14,500	09-10-2020	100		FINISH INTERIOR IN THE 22X2	08-20-2018	JLF	5		01	Measure - No Entry
BP-19-302	10-07-2019	AD		51,000	03-11-2020	100	05-05-2020	Construct a 22x23 addition with a	07-31-2015	SJD	9	1	00	Measure & Listed
2017-299	09-20-2017	AD	Addition	11,200	08-20-2018	100		FINISH SPACE IN ADDITION PE	04-12-2013	VGS			20	Field Review
2017-131	05-03-2017	AD	Addition	86,900	08-20-2018	100		CONSTRUCT A 18' X 26' 1 STY	02-07-2012	kp		1	01	Measure - No Entry
2015-14	08-04-2015	NC	New Construct	3,800		100		CONSTRUCT A 12' X 16' UTILIT						

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	0.151	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	5,300
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value		355,300

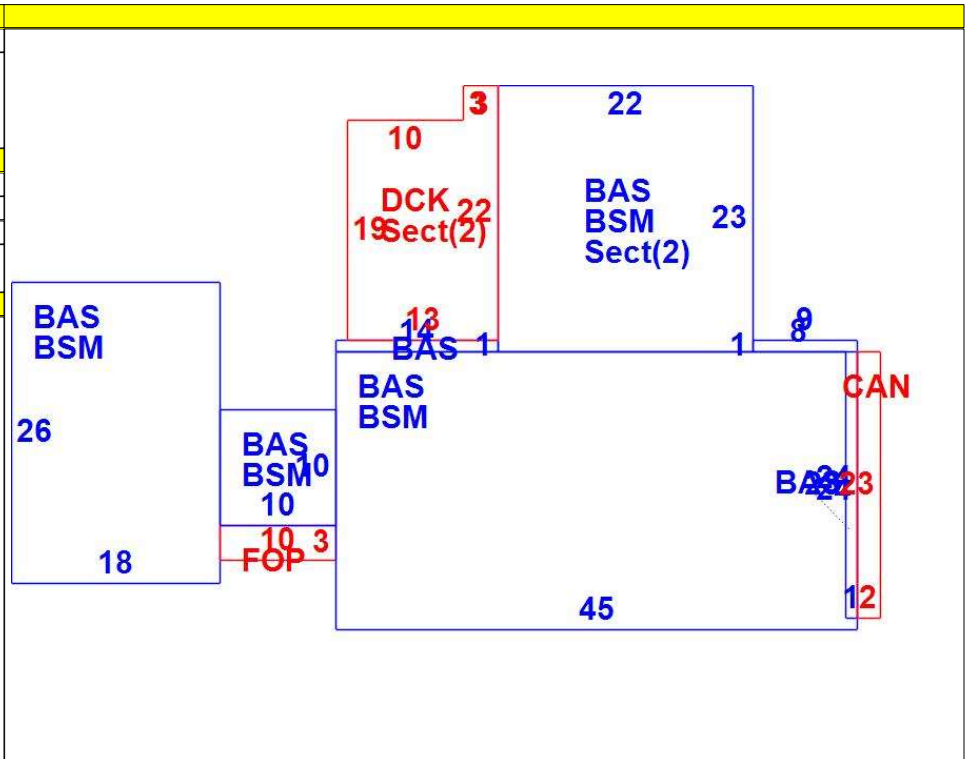
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1012	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			327,008
Interior Floor 2			Net Other Adj		28,730
Heat Fuel	03	Gas	Replace Cost		465,965
Heat Type	04	Forced Air-Duc	Year Built		1964
AC Type	06	Partial	Effective Year Built		1995
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		26
Total Rooms	6		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		74
Gas Fireplaces	0		Cns Sect Rcnd		263,200
Sq Ft Fin Bsmt	400		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	1012		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	192	21.00	2015	G	85	C	1.00	3,400
SLR	Solar Panels	L	25	1050.00	2022	E	100	C	1.00	31,900

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,694	1,694	1,694	160.77	272,346
BSM	Basement	0	1,648	330	32.19	53,054
CAN	Canopy	0	46	5	17.48	804
FOP	Open Porch	0	30	5	26.80	804
Ttl Gross Liv / Lease Area		1,694	3,418	2,034		327,008



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GIS ID F_864278_2834359		Assoc Pid#			Total		760,700	728,800	

VISION

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Total		0.00						

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ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

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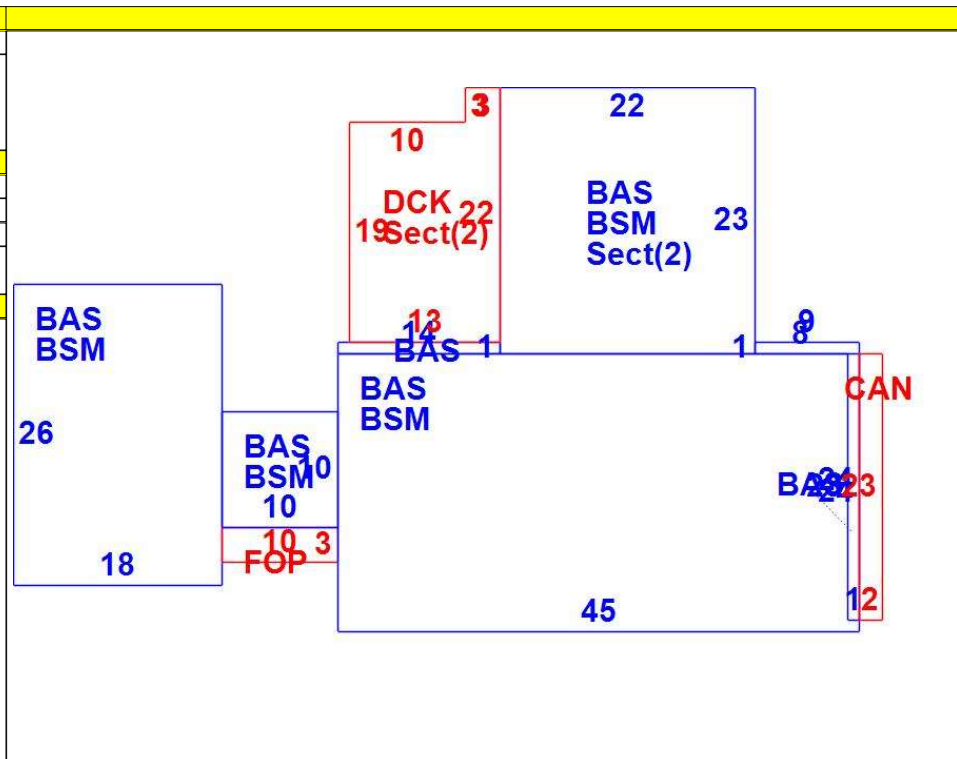
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BPO-20-60	06-10-2020	BP	Bldg Permit	12,800	09-10-2020	100		Construct a 13,5'x19' - 265 sf dec	03-11-2020	SJT	5		05	Measure - Under Construct
BP-20-53	02-26-2020	BP		14,500	09-10-2020	100		FINISH INTERIOR IN THE 22X2	08-20-2018	JLF	5		01	Measure - No Entry
BP-19-302	10-07-2019	AD		51,000	03-11-2020	100	05-05-2020	Construct a 22x23 addition with a	07-31-2015	SJD	9	1	00	Measure & Listed
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2015-14	08-04-2015	NC	New Construct	3,800		100		CONSTRUCT A 12' X 16' UTILIT						

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	0.151	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.81	5,300
Total Card Land Units					1.07	AC	Parcel Total Land Area					1.07	Total Land Value			355,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	528	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	1				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	1				
Bath Style	03	Modern			
Kitchen Style					
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	528				

CONDO DATA				
Parcel Id		C	Own	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj			103,726	
Replace Cost			6,500	
Year Built			465,965	
Effective Year Built			2019	
Depreciation Code			2018	
Remodel Rating			A	
Year Remodeled				
Depreciation %			3	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			97	
Cns Sect Rcnd			106,900	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
Misc Imp Ovr Comment				
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	506	506	506	163.87	82,916	
BSM	Basement	0	506	101	32.71	16,550	
DCK	Deck	0	256	26	16.64	4,260	
Ttl Gross Liv / Lease Area		506	1,268	633		103,726	

