

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
FENN BRENDAN T			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
FENN MEREDITH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	383,700	383,700
460 ELM ST				0 Heavy		RES LAND	1010	352,500	352,500
SUPPLEMENTAL DATA						RESIDNTL	1010	70,600	48,900
DUXBURY MA 02332	Alt Prcl ID	Cyclical 2							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2858	District							
	Total Acres .988	Res Exem							
	Chapter Lan								
	GIS ID F_865494_2835207	Assoc Pid#							
						Total		806,800	785,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
FENN BRENDAN T	50573	0245	11-30-2018	Q	I	560,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LEHMAN JON L & LEHMAN MEREDITH B	3812	0405	08-29-1972	U	I	26,900	1	2023	1010	333,600	2022	1010	288,100	2021	1010	248,300
									1010	507,300		1010	322,300		1010	311,300
									1010	800		1010	800		1010	800
								Total		841,700	Total		611,200	Total		560,400

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)	383,700				
0050						Appraised Xf (B) Value (Bldg)	0				
						Appraised Ob (B) Value (Bldg)	70,600				
						Appraised Land Value (Bldg)	352,500				
						Special Land Value	0				
						Total Appraised Parcel Value	806,800				
						Valuation Method	C				
						Total Appraised Parcel Value	806,800				

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-22-210	08-04-2022	NC	New Construct	43,200	03-13-2023	100	02-03-2023	20X36 DETACHED GARAGE	03-13-2023	SJT	5		01	Measure - No Entry	
BPO-22-195	06-27-2022	SP	Solar Panels	26,830	03-13-2023	100	06-24-2022	17 SOLAR PANELS	07-29-2021	SJT	5		01	Measure - No Entry	
QPO-22-61	04-06-2022	MN	Maintenance	2,200		100	04-06-2022	FRONT DOOR	04-17-2019	SJD	9	1	07	Measure - Info @ Door	
QPO-21-13	06-21-2021	MN	Maintenance	10,000		100	06-21-2021	8 Replacement windows.	04-12-2013	VGS			20	Field Review	
BPO-21-162	05-17-2021	BP	Bldg Permit	31,500	07-29-2021	100		Construct a 14x45 deck on rear o	07-15-2000	K+B		1	00	Measure & Listed	
QP-19-85	04-24-2019	MN		8,931		100		3 DOORS							
158	10-28-2009	MN	Maintenance	4,550		100		STRIP REROOF							

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	0.070	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0417	0.82	2,500	
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			352,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1004	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	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			496,043
Interior Floor 2			Net Other Adj		22,475
Heat Fuel	02	Oil	Replace Cost		518,518
Heat Type	04	Forced Air-Duc	Year Built		1956
AC Type	03	Central	Effective Year Built		1995
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	10		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		383,700
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1004		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	80	21.00	1980	A	70	C	1.00	1,200
SLR	Solar Panels	L	17	1050.00	2022	G	85	C	1.00	21,700
FGR1	Garage - 1 Sto	L	720	52.00	2022	G	85	B	1.50	47,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,078	2,078	2,078	153.86	319,720
BSM	Basement	0	1,004	201	30.80	30,926
CTH	Cathedral Ceiling	0	444	44	15.25	6,770
FEP	Finished Enclosed Porch	0	96	58	92.96	8,924
FUS	Finished Upper Story	780	780	780	153.86	120,010
TDK	Trex Deck	0	630	63	15.39	9,693
Ttl Gross Liv / Lease Area		2,858	5,032	3,224		496,043

