

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NEWCOMB LAWRENCE P & WENDY			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
21 SUMMER ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	150,700	150,700
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	385,600	385,600
Alt Prcl ID		Cyclical 2			RESIDNTL	1010	1,800	1,800	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1261		District							
Total Acres 1.998		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_864563_2833007									
							Total	538,100	538,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PEARSON ABBY L		58052 114	06-29-2023	Q	I	610,000	00	Year	Code	Assessed	Year	Code	Assessed
NEWCOMB LAWRENCE P & WENDY J		28304 0200	05-27-2004	U	I	302,000	1	2023	1010	111,600	2022	1010	92,500
									1010	402,400		1010	331,900
									1010	1,200		1010	1,200
							Total	515,200	Total	425,600	Total	370,100	

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			
2024	22E	22E VETERAN	1000.00						Appraised Bldg. Value (Card) 150,700			
			Total					Appraised Xf (B) Value (Bldg) 0				
			1,000.00					Appraised Ob (B) Value (Bldg) 1,800				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
<p>Appraised Land Value (Bldg) 385,600</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 538,100</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 538,100</p>			

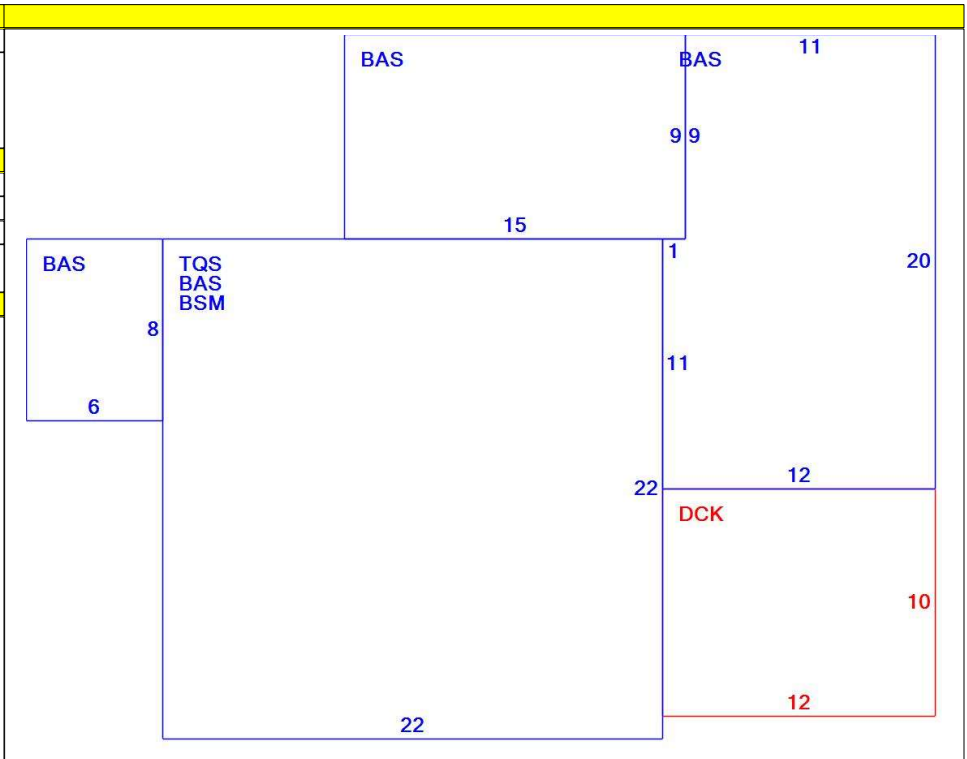
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2015-122	05-13-2015	BP	Bldg Permit	4,800	08-17-2018	100		CONSTRUCT A 10' X 12' WOOD	08-17-2018	JLF	5		01	Measure - No Entry
2015-26	03-31-2015	RM	Remodel	5,000		100		REMODEL EXISTING KITCHEN	04-12-2013	VGS			20	Field Review
313	06-25-2003	DM	Demolish	5,000		100		DEMO CONCRETE SHED	07-27-2002	KP		1	00	Measure & Listed
200103	04-08-2001	NC	New Construct			100		10X12 WOODEN SHED ZP						
11494	02-28-1990	AD	Addition	10,000	06-01-1991	100		SUNRM ACCESS TO BASE						

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	1.080 AC	35,000.00	0.94074	5	1.00	0050	1.000		1.0000	0.76	35,600
Total Card Land Units					2.00 AC	Parcel Total Land Area					2.00	Total Land Value			385,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	484	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	484				

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

COST / MARKET VALUATION	
Net Other Adj	217,366
Replace Cost	4,250
Year Built	221,616
Effective Year Built	1939
Depreciation Code	1989
Remodel Rating	A
Year Remodeled	
Depreciation %	32
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	68
Cns Sect Rcnld	150,700
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
SHD1	Shed	L	120	21.00	2001	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	898	898	898	158.66	142,478
BSM	Basement	0	484	97	31.80	15,390
DCK	Deck	0	120	12	15.87	1,904
TQS	Three Quarter Story	363	484	363	119.00	57,594
Ttl Gross Liv / Lease Area		1,261	1,986	1,370		217,366

