

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NIKOLICH LAURA 67 LEDDY DR			0 Water	0 Subdivision	0 Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 268,600 278,700	Assessed 268,600 278,700
			0 No Sewer	0 Paved	0 Average				
				0 Medium					
SUPPLEMENTAL DATA									
EPPING NH 03042		Alt Prcl ID	Scnd Home LEASED	Cyclical Exemption 2					
		Tax Class T	Tot Fin Area 1495	District W					
		Total Acres .294	Chapter Lan	Res Exem					
		GIS ID F_862177_2834498	Assoc Pid#						
						Total	547,300	547,300	

905
 DUXBURY, MA
VISION

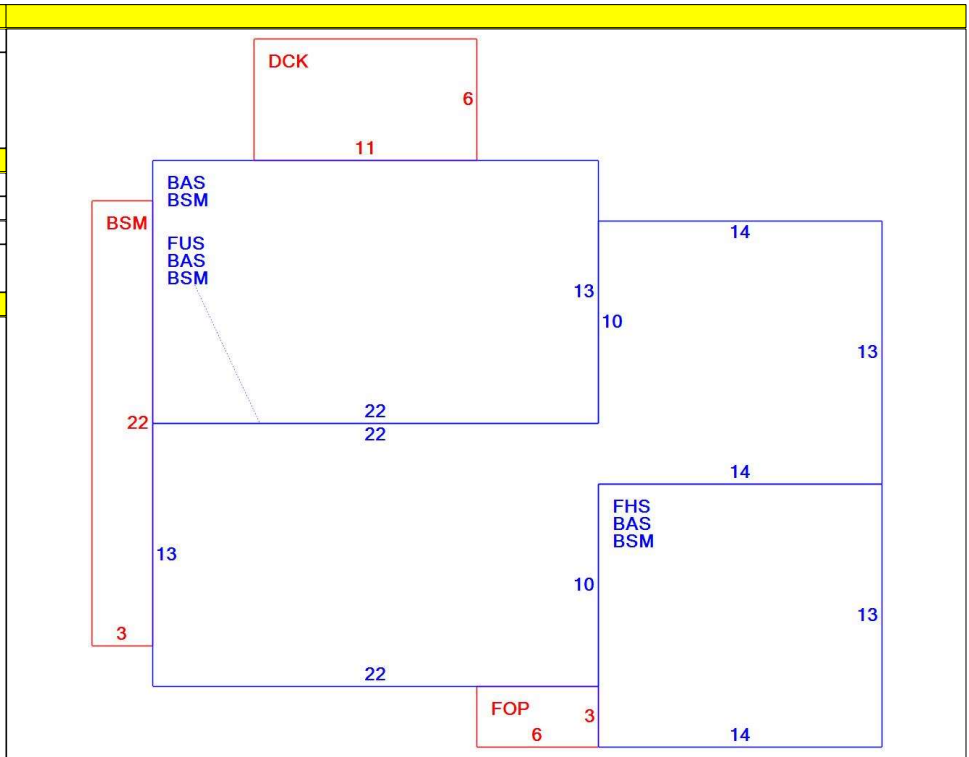
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
NIKOLICH LAURA		42978 0305	04-25-2013	Q	I	345,000	00	Year	Code	Assessed	Year	Code	Assessed
ROBERTS RICHARD K		18597 0160	06-12-2000	Q	I	238,000	00	2023	1010	235,600	2022	1010	218,600
TWO-COUNTY		5292 0298	06-29-1993	U	V	1	1		1010	288,900	2021	1010	195,700
								Total	524,500	Total	457,500	Total	401,800

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int							
									APPRAISED VALUE SUMMARY						
Total			0.00								Appraised Bldg. Value (Card)	268,600			
											Appraised Xf (B) Value (Bldg)	0			
											Appraised Ob (B) Value (Bldg)	0			
											Appraised Land Value (Bldg)	278,700			
											Special Land Value	0			
											Total Appraised Parcel Value	547,300			
											Valuation Method	C			
											Total Appraised Parcel Value	547,300			

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
12884	07-27-1993	NC	New Construct	107,000	01-01-1994	100		2STY W/GARU+FRMPRCH		10-02-2019	SJD	4		20	Field Review
										06-13-2013	SJD	9	2	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										10-16-2007	BSB		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	PD	Primary	12,788 SF	21.79	1.00000	5	1.00	0050	1.000	EASMT "A"		1.0000	21.79	278,700
Total Card Land Units					0.29	AC	Parcel Total Land Area					0.29	Total Land Value			278,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1038	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
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			284,797
Interior Floor 2			Net Other Adj		31,200
Heat Fuel	02	Oil	Replace Cost		315,998
Heat Type	05	Hot Water	Year Built		1993
AC Type	03	Central	Effective Year Built		2006
Bedrooms	2		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
Total Rooms	7		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		85
Gas Fireplaces	0		Cns Sect Rcnd		268,600
Sq Ft Fin Bsmt	376		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1038		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	936	936	936	167.04	156,347
BSM	Basement	0	1,002	200	33.34	33,407
DCK	Deck	0	66	7	17.72	1,169
FHS	Finished Half Story	91	182	91	83.52	15,200
FOP	Open Porch	0	18	3	27.84	501
FUS	Finished Upper Story	468	468	468	167.04	78,173
Ttl Gross Liv / Lease Area		1,495	2,672	1,705		284,797

