

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CARR DANIEL M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
STAZZULA LAUREN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	609,000	609,000	
20 LADYSLIPPER LN				0 Light		RES LAND	1010	471,200	471,200	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	2,000	2,000	2,000	
Alt Prcl ID		Cyclical 3								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2312		District								
Total Acres 1.458		Res Exem								
Chapter Lan										
GIS ID F_869111_2852977		Assoc Pid#								
						Total		1,082,200	1,082,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CARR DANIEL M	51115	237	05-16-2019	Q	I	735,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SEXTON MATTHEW J	45295	0070	03-05-2015	Q	I	665,000	00	2023	1010	464,800	2022	1010	425,800	2021	1010	386,900
NEMES DANA G & PATRICIA A	44109	0292	02-28-2014	U	I	265,000	1		1010	505,800		1010	321,400		1010	310,100
CALDWELL CHRISTOPHER	7108	0343	09-12-1986	Q	I	285,000	00		1010	1,300		1010	1,300		1010	1,300
								Total		971,900	Total		748,500	Total		698,300

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

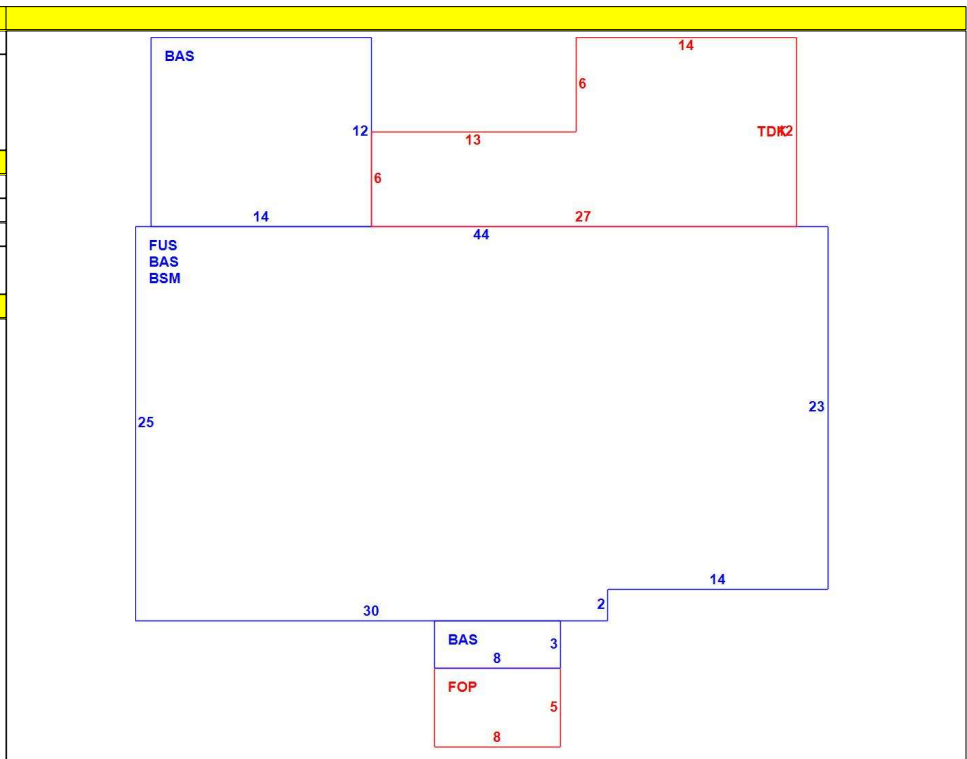
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		E95	0.9500	11.15	445,900
1	1010	Single Family	PD	Residual	0.540	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	25,300
Total Card Land Units					1.46	AC	Parcel Total Land Area					1.46	Total Land Value			471,200

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										609,000
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										2,000
Appraised Land Value (Bldg)										471,200
Special Land Value										0
Total Appraised Parcel Value										1,082,200
Valuation Method										C
Total Appraised Parcel Value										1,082,200

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
2016-19	08-17-2016	MS	Miscellaneous	4,000	08-22-2018	100		CONSTRUCT A 8 X 12 UTIL BL		07-24-2019	SJD	9	1	00	Measure & Listed
2014-57	03-06-2014	RM	Remodel	100,000	06-05-2015	100		WINDOWS, REMODEL EXISTIN		08-22-2018	JLF	5		30	Quality Control
										06-05-2015	JLF	5	1	00	Measure & Listed
										04-02-2014	SJD	8		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										01-07-2008	BSB		1	00	Measure & Listed

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CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1072	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	30	HARDI Plank	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	Net Other Adj		629,434
Interior Floor 2	14	Carpet	Replace Cost		39,800
Heat Fuel	03	Gas	Year Built		1967
Heat Type	04	Forced Air-Duc	Effective Year Built		2012
AC Type	03	Central	Depreciation Code		R
Bedrooms	3		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	3		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		91
Extra Openings	0		Cns Sect Rcnd		609,000
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	255		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	1072		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	2016	E	100	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	243.87	308,254
BSM	Basement	0	1,072	214	48.68	52,189
FOP	Open Porch	0	40	6	36.58	1,463
FUS	Finished Upper Story	1,072	1,072	1,072	243.87	261,431
TDK	Trex Deck	0	246	25	24.78	6,097
Ttl Gross Liv / Lease Area		2,336	3,694	2,581		629,434

