

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VIGNEAU RITA F L/E			0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	591,300	591,300	
40 SCREENHOUSE LN					0	Light			RES LAND	1010	489,100	489,100	
									RESIDNTL	1010	49,700	49,700	
SUPPLEMENTAL DATA													VISION
DUXBURY MA 02332	Alt Prcl ID	Cyclical 5											
	Scnd Home	Exemption											
	Tax Class T	W											
	Tot Fin Area 2328	District											
	Total Acres .978	Res Exem											
	Chapter Lan												
	GIS ID F_874147_2849680	Assoc Pid#											
										Total	1,130,100	1,130,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VIGNEAU RITA F L/E	57069 59	07-27-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
VIGNEAU RITA F	9569 0292	08-16-1985	U	I	190,000	1F	2023	1010	447,800	2022	1010	409,000	2021	1010	359,200	
								1010	477,900		1010	403,200		1010	365,400	
								1010	30,700		1010	30,700		1010	30,700	
							Total	956,400			Total	842,900			Total	755,300

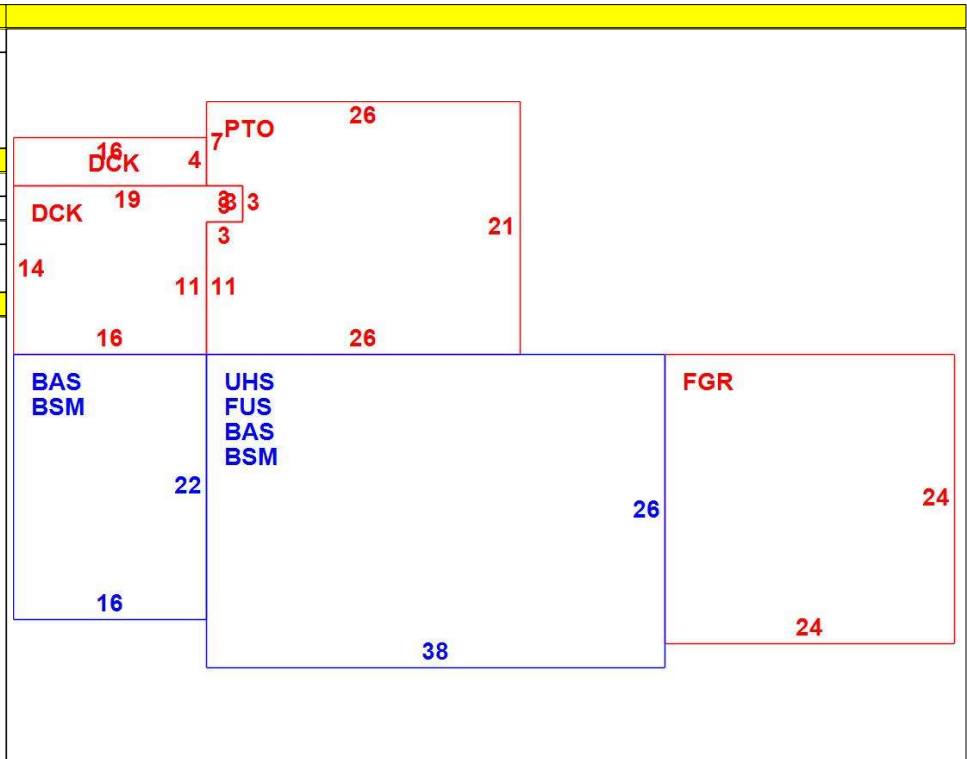
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
2023	41D	ELDERLY	1000.00													
			Total			1,000.00										

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY							
Nbhd	Nbhd Name	B	Tracing	Batch							
0070					Appraised Bldg. Value (Card)	591,300					
					Appraised Xf (B) Value (Bldg)	0					
					Appraised Ob (B) Value (Bldg)	49,700					
					Appraised Land Value (Bldg)	489,100					
					Special Land Value	0					
					Total Appraised Parcel Value	1,130,100					
					Valuation Method	C					
					Total Appraised Parcel Value	1,130,100					

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
2015-66	03-24-2015	SP	Solar Panels	19,000		100		SOLAR ELECTRIC PANELS ON		10-02-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										01-23-2008	BSB			01	Measure - No Entry

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	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.060 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	2,900
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			489,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1340	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	494.00	Partial
Stories	2.5		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle			C
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj		694,961
Heat Fuel	02	Oil	Replace Cost		721,040
Heat Type	05	Hot Water	Year Built		1985
AC Type	01	None	Effective Year Built		2003
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		18
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		82
Gas Fireplaces	0		Cns Sect Rcnd		591,300
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	1340		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
SPL2	Ing Pool-Good	L	798	89.00	1986	A	70	C	1.00	49,700
SLR	Solar Panels	L	1	1050.00	2015	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,340	1,340	1,340	222.03	297,523
BSM	Basement	0	1,340	268	44.41	59,505
DCK	Deck	0	297	30	22.43	6,661
FGR	Garage	0	576	230	88.66	51,067
FUS	Finished Upper Story	988	988	988	222.03	219,368
PTO	Patio	0	537	27	11.16	5,995
UHS	Unfinished Half Story	0	988	247	55.51	54,842
Ttl Gross Liv / Lease Area		2,328	6,066	3,130		694,961

