

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LATORRE JAMES TR (1/2)		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	
LATORRE LISA LYNCH TR (1/2)		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,172,800	1,172,800	
20 ORCHARD LN		SUPPLEMENTAL DATA					RES LAND	1010	472,600		472,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4092 Total Acres .98 Chapter Lan GIS ID F_875318_2846712					Cyclical Exemption W District Res Exem		RESIDNTL	1010	15,400	15,400
							Assoc Pid#		Total		1,660,800	1,660,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LATORRE LISA LYNCH	58306	249	09-25-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LATORRE JAMES TR (1/2)	29724	0058	12-23-2004	U	I	1	1F	2023	1010	897,500	2022	1010	823,200	2021	1010	688,600
LATORRE JAMES J	18548	0165	05-24-2000	Q	V	212,500	00		1010	507,200		1010	322,000		1010	311,300
									1010	10,800		1010	10,800		1010	8,000
Total								1,415,500		Total		1,156,000		Total		1,007,900

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,172,800		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	15,400		
Appraised Land Value (Bldg)	472,600		
Special Land Value	0		
Total Appraised Parcel Value	1,660,800		
Valuation Method	C		
Total Appraised Parcel Value	1,660,800		

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES												

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-23-33	01-25-2023	RM	Remodel	148,900		100	01-25-2023	KITCHEN RENOVATION	09-28-2020	SJT	10		20	Field Review
406	09-01-2005	AD	Addition	66,000	09-25-2007	100		WINE CEL,MJR ADD	04-12-2013	VGS			20	Field Review
20000215	06-02-2000	NC	New Construct	190,000	01-01-2001	100		2STY28X40	12-27-2007	BSB			07	Measure - Info @ Door

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	40,000	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.067	AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.09	3,200
Total Card Land Units					0.99	AC	Parcel Total Land Area					0.99	Total Land Value			472,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2072	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		1,201,536
Heat Type	05	Hot Water	Replace Cost		87,210
AC Type	03	Central	Year Built		1,288,745
Bedrooms	4		Effective Year Built		2000
Full Baths	2		Depreciation Code		2012
Half Baths	1		Remodel Rating		E
Extra Fixtures	3		Year Remodeled		
Total Rooms	10		Depreciation %		9
Bath Style	02	Average	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		91
Sq Ft Fin Bsmt	1120		Cns Sect Rcnld		1,172,800
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	2072		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	84	21.00	2000	A	70	C	1.00	1,200
PTO	Patio	L	434	15.00	2006	G	85	C	1.00	5,500
GNR	GENERATOR	L	1	12400.00	2015	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,246	2,246	2,246	252.80	567,778
BSM	Basement	0	2,072	414	50.51	104,657
FGR	Garage	0	576	230	100.94	58,143
FOP	Open Porch	0	116	17	37.05	4,298
FUS	Finished Upper Story	1,846	1,846	1,846	252.80	466,660
Ttl Gross Liv / Lease Area		4,092	6,856	4,753		1,201,536

