

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LAMORA BENJAMIN G			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
LAMORA ALYSSA P			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	368,800	368,800	
306 ELM ST				0 Medium		RES LAND	1010	491,500	491,500	
DUXBURY MA 02332						RESIDNTL	1010	20,900	20,900	
SUPPLEMENTAL DATA										
Alt Prcl ID		Scnd Home		Cyclical Exemption		6				
Tax Class T		Tot Fin Area 1986		District		Res Exem				
Total Acres 1.028		Chapter Lan		Assoc Pid#						
GIS ID F_867675_2834297								Total 881,200		881,200

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LAMORA BENJAMIN G	48331	0346	04-20-2017	U	I	404,500	1S	Year	Code	Assessed	Year	Code	Assessed		
NATIONSTAR HECM ACQUISITION TRUS	47592	0057	10-13-2016	U	I	530,000	1L	2023	1010	366,200	2022	1010	329,600		
OTTO ROLAND L JR (L/E)	37930	0252	11-17-2009	U	I	100	1A		1010	480,200	2021	1010	312,200		
OTTO JR ROLAND L	31925	0216	12-16-2005	U	I	1	1		1010	14,700		1010	14,700		
Total								861,100		Total		749,500		Total	654,500

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			
									Appraised Bldg. Value (Card) 368,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				
ASSESSING NEIGHBORHOOD							Appraised Ob (B) Value (Bldg) 20,900					
Nbhd	Nbhd Name	B	Tracing	Batch				Appraised Land Value (Bldg) 491,500				
0070								Special Land Value 0				
NOTES							Total Appraised Parcel Value 881,200					
							Valuation Method C					
							Total Appraised Parcel Value 881,200					

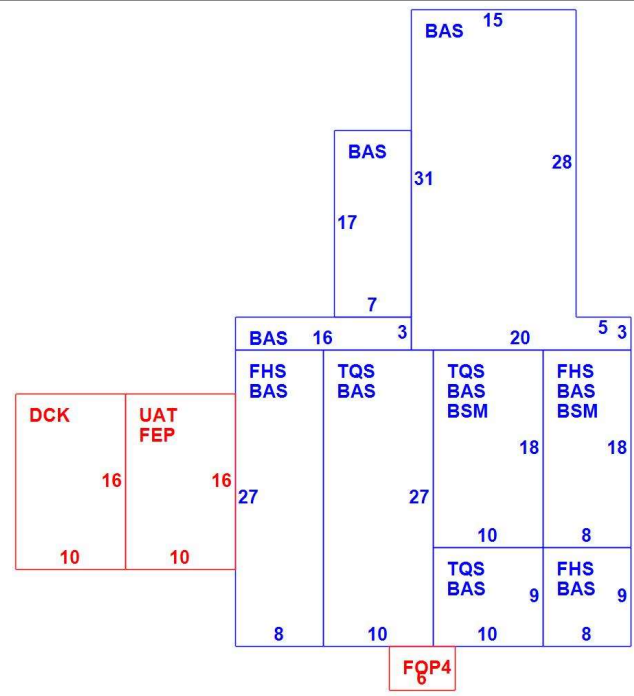
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-30	09-28-2023	MN	Maintenance	5,000		100		REPLACE 6 WINDOWS FRNT O	09-13-2023	SJT	5		05	Measure - Under Construct
BPO-23-154	06-12-2023	AD	Addition	335,000		0		Construct 2 2 level addition. 1st f	08-23-2018	JLF	5	1	00	Measure & Listed
QP-19-116	05-29-2019	MN		2,000		100		REROOF	07-10-2017	JLF	5		01	Measure - No Entry
2017-375	11-07-2017	AD	Addition	33,000	08-23-2018	100		CONSTRUCT A 17' X 7' ONE LE	04-12-2013	VGS			20	Field Review
2017-194	06-21-2017	RM	Remodel	27,000	07-10-2017	100		REMODEL KITCHEN	10-10-2012	KP	6		30	Quality Control
2017-58	04-25-2017	DM	Demolish	5,000	07-10-2017	100		DEMO KITCHEN AND REMODE	11-10-2011	K-B		1	00	Measure & Listed
398	11-06-2006	MN	Maintenance	13,760		100		REPAIR/RESTORE BARN						

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	0.110	AC 35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	5,300
Total Card Land Units					1.03	AC	Parcel Total Land Area			1.03	Total Land Value			491,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	486	
Model	01	Residential	Bsmt Type	00	N/A
Grade	05	Ave/Good	Unfin Area	0.00	
Stories	1.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	2				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	486				

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

COST / MARKET VALUATION	
Net Other Adj	464,379
Replace Cost	20,930
Year Built	485,309
Effective Year Built	1750
Depreciation Code	1997
Remodel Rating	VG
Year Remodeled	
Depreciation %	24
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	76
Cns Sect Rcnd	368,800
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
BRN1	Barn - 1 Story	L	551	39.00	1985	A	70	C	1.00	15,000
SHD1	Shed	L	400	21.00	1980	A	70	C	1.00	5,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,619	1,619	1,619	189.93	307,497
BSM	Basement	0	324	65	38.10	12,345
DCK	Deck	0	160	16	18.99	3,039
FEP	Finished Enclosed Porch	0	160	96	113.96	18,233
FHS	Finished Half Story	216	432	216	94.97	41,025
FOP	Open Porch	0	24	4	31.66	760
TQS	Three Quarter Story	405	540	405	142.45	76,922
UAT	Unfinished Attic	0	160	24	28.49	4,558
Ttl Gross Liv / Lease Area		2,240	3,419	2,445		464,379

