

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
HUANG JULIAN C			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
HUANG SUSAN W			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	516,700	516,700
123 ISLAND CREEK RD		SUPPLEMENTAL DATA			RES LAND	1010	470,200	470,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2672 Total Acres .92 Chapter Lan GIS ID F_871285_2836155			Cyclical 6 Exemption W District Res Exem Assoc Pid#				
							Total	986,900	986,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
HUANG JULIAN C		LCC 108338	11-29-2005	Q	I	693,000	00	Year	Code	Assessed	Year	Code	Assessed
LESSER JAMES M		LCC 88681	10-13-1995	U	I	100	1	2023	1010	393,800	2022	1010	360,600
KITCHING JF GORDON		LCC 53858	07-12-1993	Q	I	239,000	00		1010	504,700	2021	1010	320,700
							Total	898,500	Total	681,300	Total	624,000	

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)	516,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	470,200
Special Land Value	0
Total Appraised Parcel Value	986,900
Valuation Method	C
Total Appraised Parcel Value	986,900

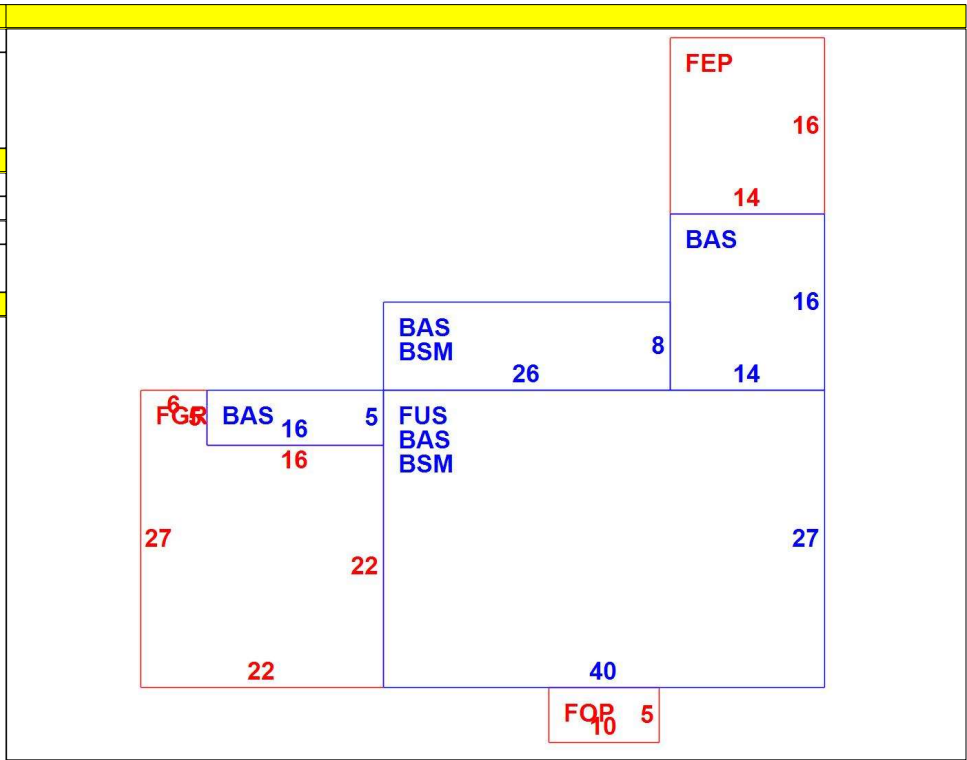
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
2017-4	01-05-2017	RM	Remodel	26,200		100		REMODEL MASTER BATH AND	09-04-2018	JLF	5		01	Measure - No Entry
251	09-27-2012	RM	Remodel	38,400	07-26-2013	100		RM KITCHEN 530' REMOVING	07-26-2013	BH			00	Measure & Listed
342	12-16-2008	NC	New Construct	11,000	07-26-2013	100		PORCH&5X10PORTICO	04-12-2013	VGS			20	Field Review
14892	04-24-1998	RM	Remodel	20,000	01-01-1999	100		RPLC SCPRCH W 15X16RM	08-24-2009	KP		1	00	Measure & Listed
13669	05-22-1995	NC	New Construct	3,000	05-31-1996	100		14X16 OPEN DECK						
13357	08-08-1994	RM	Remodel	1,000	05-31-1996	100		FINISH BSMT/INS BATH						

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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1288	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B 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	14	Carpet			642,382
Interior Floor 2			Net Other Adj		37,483
Heat Fuel	03	Gas	Replace Cost		679,864
Heat Type	05	Hot Water	Year Built		1965
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	9		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		76
Gas Fireplaces	0		Cns Sect Rcnld		516,700
Sq Ft Fin Bsmt	382		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1288		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	1,592	1,592	1,592	195.97	311,980	
BSM	Basement	0	1,288	258	39.25	50,560	
FEP	Finished Enclosed Porch	0	224	134	117.23	26,260	
FGR	Garage	0	514	206	78.54	40,369	
FOP	Open Porch	0	50	8	31.35	1,568	
FUS	Finished Upper Story	1,080	1,080	1,080	195.97	211,645	
Ttl Gross Liv / Lease Area		2,672	4,748	3,278		642,382	

