

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LUCIDO PETER J TT PETER J LUCIDO FAMILY TRUST 2 FEDERAL EAGLE RD DUXBURY MA 02332		8 Sloping	0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION	
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	730,800	730,800		
		SUPPLEMENTAL DATA				RES LAND	1010	535,200	535,200		
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2816 Total Acres 1.628 Chapter Lan GIS ID F_873709_2834453				Cyclical Exemption W District Res Exem	6	RESIDNTL	1010	92,100	92,100
						Total		1,358,100	1,358,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LUCIDO PETER J TT	LCC	132266	07-01-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed		
LUCIDO PETER J	LCC	130414	07-13-2020	U	I	755,000	1	2023	1010	555,100	2022	1010	510,200		
ISBISTER MICHAEL C	LCC	92517	12-10-1997	Q	I	400,000	00		1010	636,500		1010	491,000		
									1010	43,200		1010	16,500		
								Total		1,234,800	Total		1,017,700	Total	839,800

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			
Total			0.00					Appraised Bldg. Value (Card) 730,800				
Nbhd		Nbhd Name	B	Tracing				Appraised Xf (B) Value (Bldg) 0				
0080				Batch				Appraised Ob (B) Value (Bldg) 92,100				
NOTES								Appraised Land Value (Bldg) 535,200				
								Special Land Value 0				
								Total Appraised Parcel Value 1,358,100				
								Valuation Method C				
								Total Appraised Parcel Value 1,358,100				

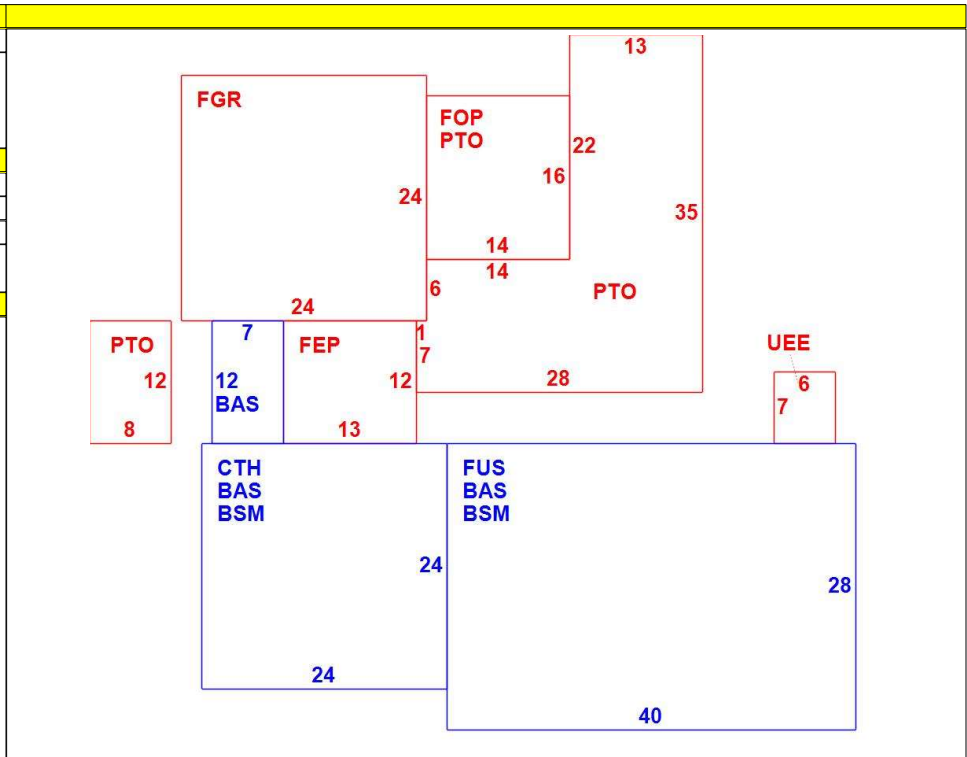
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
QPO-23-18	06-21-2023	MN	Maintenance	26,980		100		Roof relacement	01-30-2023	SJT	5		94	Outbuilding - Measured
BPO-22-285	08-18-2022	AD	Addition	16,000	01-30-2023	100		14X16 CABANA ATTCHED TO G	04-12-2022	SJT	5		01	Measure - No Entry
QPO-21-13	06-16-2021	MN	Maintenance	9,682		100	06-16-2021	Replace 1 window and 2 doors.	05-03-2021	SJD	9		01	Measure - No Entry
BPO-21-202	05-19-2021	BP	Bldg Permit	55,600	01-30-2023	100		Install a 18x40 inground vinyl line	12-02-2020	SJT	10		20	Field Review
QPO-20-11	09-29-2020	MN	Maintenance	11,059		100		Replace 2 windows	04-12-2013	VGS			20	Field Review
520	10-27-2004	MN	Maintenance	15,000		100		REM/INSTALL WINDOWS	09-07-2005	KP		1	00	Measure & Listed
15125	09-17-1998	NC	New Construct	3,000	05-13-1999	100		10X12 UTILITY BLDNG						

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	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.140	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	7,400	
1	1010	Single Family	RC	Undevelop	0.570	AC 2,000.00	1.00000	0	1.00	0080	1.503	DRAINAGE ESMNT	1.0000	0.07	1,700	
Total Card Land Units					1.63	AC	Parcel Total Land Area					1.63	Total Land Value			535,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1696	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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			
Heat Type	05	Hot Water			
AC Type	06	Partial			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1120				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1696				

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

COST / MARKET VALUATION			
Net Other Adj		816,829	
Replace Cost		74,400	
Year Built		1986	
Effective Year Built		2003	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnd		730,800	
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
SHD1	Shed	L	120	21.00	1998	A	70	C	1.00	1,800
PTO	Patio	L	1,530	15.00		E	100	C	1.00	23,000
SPL2	Ing Pool-Good	L	720	89.00	2021	A	70	B	1.50	67,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,780	1,780	1,780	219.70	391,059
BSM	Basement	0	1,696	339	43.91	74,477
CTH	Cathedral Ceiling	0	576	58	22.12	12,742
FEP	Finished Enclosed Porch	0	156	94	132.38	20,651
FGR	Garage	0	576	230	87.73	50,530
FOP	Open Porch	0	224	34	33.35	7,470
FUS	Finished Upper Story	1,120	1,120	1,120	219.70	246,060
PTO	Patio	0	964	48	10.94	10,545
UEE	Unfin. Enclosed Entry	0	42	15	78.46	3,295
Ttl Gross Liv / Lease Area		2,900	7,134	3,718		816,829

