

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
RICHARDS CHRISTINE M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
RICHARDS WARREN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	713,700	713,700		
195 PARKS ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	346,900	346,900		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2845 Total Acres 1.328 Chapter Lan GIS ID F_868715_2829742				RESIDNTL	1010	50,600	50,600		
						Total				1,111,200	1,111,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
RICHARDS CHRISTINE M		LCC 107163	04-29-2005	Q	I	737,750	00	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed	
STRONG CHRISTOPHER R		LCC 105602	06-30-2004	Q	I	689,500	00	2023	1010	544,000	2022	1010	498,200	2021	1010	428,000		
SIRVA RELOCATION LLC		LCC 105601	06-30-2004	U	I	689,500	1		1010	360,700		1010	297,300		1010	247,800		
									1010	32,000		1010	32,000		1010	32,000		
								Total		936,700	Total		827,500	Total		707,800		

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int									
Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY									
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)				713,700					
0050					Appraised Xf (B) Value (Bldg)				0					
					Appraised Ob (B) Value (Bldg)				50,600					
					Appraised Land Value (Bldg)				346,900					
					Special Land Value				0					
					Total Appraised Parcel Value				1,111,200					
					Valuation Method				C					
					Total Appraised Parcel Value				1,111,200					

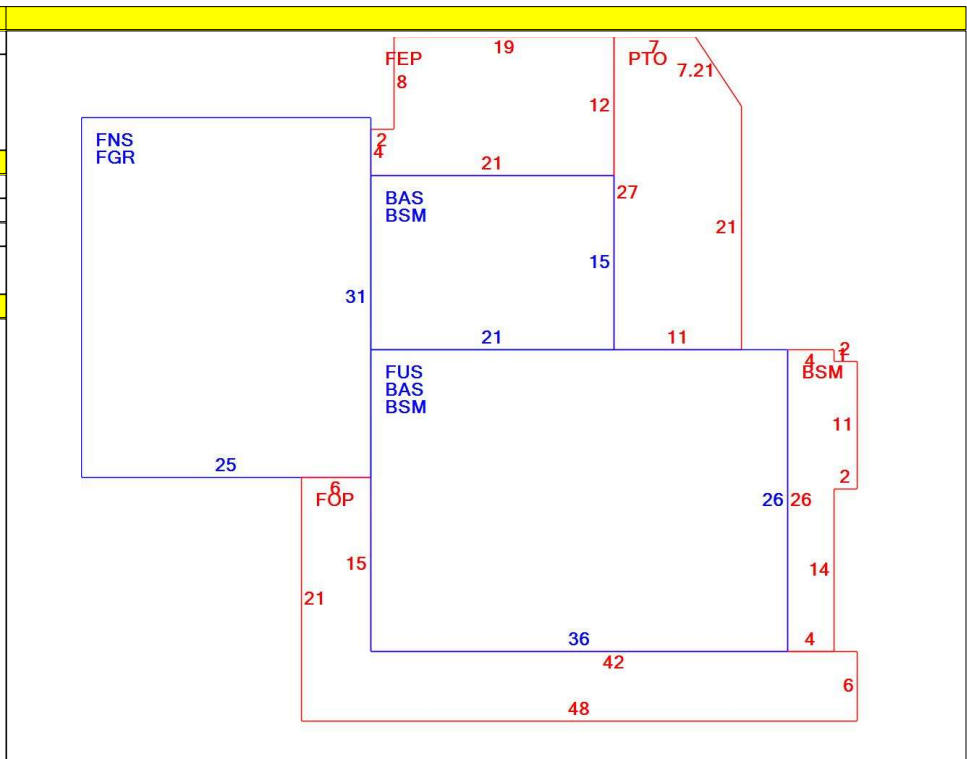
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
2017-151 11020	07-27-2017 10-17-1988	MN AD	Maintenance Addition	12,000	06-30-2018	100 100		STRIP & REROOF 33 SQUARE GAR,DORMER,ADD,PORCH		11-03-2020 04-12-2013 02-12-2008	SJT VGS BSB	10		20 20 00	Field Review Field Review Measure & Listed

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	0050	1.000		ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.410	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	14,400
Total Card Land Units					1.33	AC	Parcel Total Land Area					1.33	Total Land Value			346,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1377	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
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	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	496				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1377				

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

COST / MARKET VALUATION	
Net Other Adj	853,158
Replace Cost	50,225
Year Built	903,383
Effective Year Built	1979
Depreciation Code	2000
Remodel Rating	G
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	713,700
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
SPL2	Ing Pool-Good	L	620	89.00	1981	A	70	C	1.00	38,600
SHD1	Shed	L	128	21.00	1985	A	70	C	1.00	1,900
FN2	Fence - Wood	L	216	35.00	1980	A	70	C	1.00	5,300
FN1	Fence - Chain	L	54	24.00	1980	A	70	C	1.00	900
PAV2	Paving - Conc	L	300	9.00	1980	A	70	C	1.00	1,900
PTO	Patio	L	192	15.00	1980	A	70	C	1.00	2,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,251	1,251	1,251	231.65	289,791
BSM	Basement	0	1,377	275	46.26	63,703
FEP	Finished Enclosed Porch	0	236	142	139.38	32,894
FGR	Garage	0	775	310	92.66	71,811
FNS	Finished 90% Story	698	775	698	208.63	161,690
FOP	Open Porch	0	378	57	34.93	13,204
FUS	Finished Upper Story	936	936	936	231.65	216,822
PTO	Patio	0	285	14	11.38	3,243
Ttl Gross Liv / Lease Area		2,885	6,013	3,683		853,158

