

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEAHEY BENJAMIN SARAH			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
371 BAY RD			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	265,700	265,700
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	421,600	421,600
Alt Prcl ID		Cyclical 7			RESIDNTL	1010	9,400	9,400	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 1264		District							
Total Acres .51		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_873597_2831337									
							Total	696,700	696,700

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEAHEY BENJAMIN SARAH		42396 0166	12-14-2012	Q	I	400,000	00	Year	Code	Assessed	Year	Code	Assessed
KITCHENER PETER R & BARBARA G		17474 0243	05-20-1999	Q	I	235,000	00	2023	1010	218,500	2022	1010	204,300
HOLBROOK GUY C IV & AMY K		12880 0269	05-16-1994	Q	I	123,500	00		1010	452,100		1010	291,400
									1010	500		1010	500
							Total	671,100	Total	496,200	Total	465,400	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

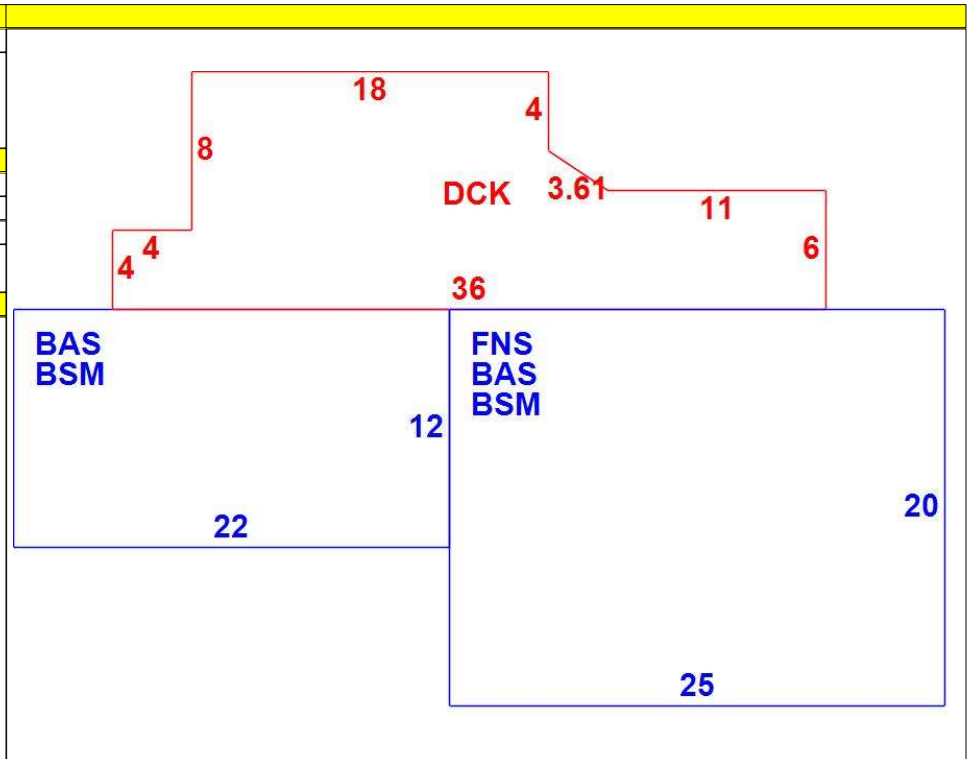
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	265,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	9,400
Appraised Land Value (Bldg)	421,600
Special Land Value	0
Total Appraised Parcel Value	696,700
Valuation Method	C
Total Appraised Parcel Value	696,700

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
20010022	01-22-2001	RM	Remodel	5,400	06-25-2002	100		GARAGE TO OFFICE 12X18&&6/16 DECK&PIER	03-08-2023	SJT	10		07	Measure - Info @ Door
14328	12-13-1996	NC	New Construct	6,000	09-16-1998	100			04-12-2013	VGS				20
									03-28-2013	SJD	9	1	00	Measure & Listed
									06-25-2002	KP		1	00	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	22,216 SF	14.15	1.00000	5	1.00	0060	1.341		1.0000	18.98	421,600
Total Card Land Units					0.51 AC	Parcel Total Land Area					0.51	Total Land Value			421,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	764	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2	07	Pine/Wood	<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood	Net Other Adj		339,356
Interior Floor 2	14	Carpet	Replace Cost		19,720
Heat Fuel	03	Gas	Year Built		359,076
Heat Type	05	Hot Water	Effective Year Built		1956
AC Type	01	None	Depreciation Code		1995
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	0		Depreciation %		26
Extra Fixtures	0		Functional Obsol		
Total Rooms	6		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		74
Extra Openings	0		Cns Sect Rcnd		265,700
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	264		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	05	Conc Block	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	764		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	48	21.00	1995	A	70	C	1.00	700
GNR	GENERATOR	L	1	12400.00	2014	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	764	764	764	242.57	185,324
BSM	Basement	0	764	153	48.58	37,113
DCK	Deck	0	319	32	24.33	7,762
FNS	Finished 90% Story	450	500	450	218.31	109,157
Ttl Gross Liv / Lease Area		1,214	2,347	1,399		339,356

