

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT																																			
BROGNA LUCILLE C TRUSTEE LUCILLE C BROGNA TRUST 90 HUMPHREYS LN				0	Water	0	Two-Way	0	Average	Description RESIDENTL	Code 1020	Appraised 815,200	Assessed 815,200	905 DUXBURY, MA																															
				0	No Sewer	0	Paved	0	Average																																				
DUXBURY MA 02332		SUPPLEMENTAL DATA																																											
		Alt Prcl ID 082/160.0-0272-0107.		Cyclical 6		Exemption 22		W		District		Res Exem																																	
		GIS ID F_867115_2829764		Assoc Pid#						Total		815,200	815,200																																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)																															
BROGNA LUCILLE C TRUSTEE KAVANAUGH ROBERT J & CLAIRE D TT				51777	69	10-10-2019		Q	I	675,000		00	<table border="1"> <thead> <tr> <th>Year</th> <th>Code</th> <th>Assessed</th> <th>Year</th> <th>Code</th> <th>Assessed V</th> <th>Year</th> <th>Code</th> <th>Assessed</th> </tr> </thead> <tbody> <tr> <td>2023</td> <td>1020</td> <td>766,100</td> <td>2022</td> <td>1020</td> <td>651,500</td> <td>2021</td> <td>1020</td> <td>641,400</td> </tr> <tr> <td colspan="2">Total</td> <td>766,100</td> <td colspan="2">Total</td> <td>651,500</td> <td colspan="2">Total</td> <td>641,400</td> </tr> </tbody> </table>						Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed	2023	1020	766,100	2022	1020	651,500	2021	1020	641,400	Total		766,100	Total		651,500	Total		641,400
				Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed																																	
2023	1020	766,100	2022	1020	651,500	2021	1020	641,400																																					
Total		766,100	Total		651,500	Total		641,400																																					
37837	0325	10-22-2009		U	I	100		1A																																					
EXEMPTIONS				OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor																																			
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int																																	
2024	22	22 VETERAN		400.00																																									
Total				400.00								APPRAISED VALUE SUMMARY																																	
Nbhd				Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 815,200																																	
0001												Appraised Xf (B) Value (Bldg) 0																																	
NOTES														Appraised Ob (B) Value (Bldg) 0																															
														Appraised Land Value (Bldg) 0																															
														Special Land Value 0																															
														Total Appraised Parcel Value 815,200																															
														Valuation Method C																															
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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																												
112	10-09-2001	NC	New Construct	130,000	04-29-2002	100		ONE UNIT				05-06-2020	SJD	9		20	Field Review																												
16	07-19-2001	NC	New Construct	8,000	04-29-2002	100		FOUNDATION				06-29-2013	SJD	3		30	Quality Control																												
											05-08-2002	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	1020	Condo			0.000	AC	0.00	1.00000	0	1.00	0000	1.000				0.0000	0	0																											
Total Card Land Units					0.00	AC	Parcel Total Land Area					0.00	Total Land Value					0																											

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	4	WO Bsmt
Model	05	Res Condo	Amenity 2	2	Deck
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8008	C 8008
Interior Wall 2					Owne
Interior Floor 1	12	Hardwood		Humphreys	B 1 S 1
Interior Floor 2			Adjust Type	Code	Description
Heat Fuel	03	Gas	Condo Flr	B2TC	2 Bedroom TC
Heat Type	04	Forced Air-Duc	Condo Unit	1A	1A
AC Type	03	Central			Factor%
CNS Bedrooms	2		COST / MARKET VALUATION		
Full Baths	3		Net Other Adj		855,627
Half Baths	1		Replace Cost		60,340
Extra Fixtures	1		Year Built		915,978
Total Rooms	5		Effective Year Built		2001
Bath Style	02	Average	Depreciation Code		2010
Kitchen Style	02	Average	Remodel Rating		G
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	3		Depreciation %		11
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1480		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	1		Condition		
Part Bedroom	0		Condition %		
FBM Quality			Percent Good		89
SF Fin Bsmt	1084		Cns Sect Rcnd		815,200
Extra Openings	0		Dep % Ovr		
Gas Fireplace	0		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	4	WO Bsmt	Misc Imp Ovr Comment		
Amenity 2	2	Deck	Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (746 sf)
BAS (1,500 sf)
BSM (1,480 sf)
FGR (519 sf)
WDK (488 sf)

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	1,500	1,500	1,500	305.69	458,535
BSM	Basement	0	1,480	296	61.14	90,484
FGR	Garage	0	519	208	122.51	63,584
FUS	Finished Upper Story	746	746	746	305.69	228,045
WDK	Deck	0	488	49	30.69	14,979
Ttl Gross Liv / Lease Area		2,246	4,733	2,799		855,627

