

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LESIEUR BETTINA M 301 ST GEORGE ST DUXBURY MA 02332			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	594,500	594,500	
				0 Heavy		RES LAND	1010	414,800	414,800	
SUPPLEMENTAL DATA						RESIDNTL	1010	7,800	7,800	
Alt Prcl ID		Cyclical		5						
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 2424		District								
Total Acres .28		Res Exem								
Chapter Lan										
GIS ID F_876761_2843836		Assoc Pid#								
						Total		1,017,100	1,017,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LESIEUR BETTINA M TT		58301 83	09-22-2023	Q	I	1	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
LESIEUR BETTINA M		57297 195	10-04-2022	U	I	1	1	2023	1010	453,900	2022	1010	379,900	2021	1010	386,400
GRAY JEFFREY L		14900 0137	01-08-1997	U	I	100	1A		1010	491,600		1010	379,400		1010	329,300
									1010	4,700		1010	4,700		1010	4,700
								Total		950,200	Total		764,000	Total		720,400

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			
									Appraised Bldg. Value (Card) 594,500			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			Batch

NOTES											
ANTIQUE											
								Appraised Land Value (Bldg) 414,800			
								Special Land Value 0			
								Total Appraised Parcel Value 1,017,100			
								Valuation Method C			
								Total Appraised Parcel Value 1,017,100			

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	
2016-232	11-10-2016	MN	Maintenance	6,500		100		STRIP & REROOF	10-08-2020	SJT	10		20	Field Review	
14518	06-15-1997	NC	New Construct	53,000		100		2STRY BARN & GARAGE	04-12-2013	VGS			20	Field Review	
9432	06-10-1985	AD	Addition	8,000		100			03-04-2013	AO	6	6	30	Quality Control	
									03-09-2012	K-S		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	NB	Primary	12,197 SF	22.63	1.00000	5	1.00	0080	1.503		1.0000	34.01	414,800
Total Card Land Units					0.28 AC	Parcel Total Land Area					0.28	Total Land Value			414,800

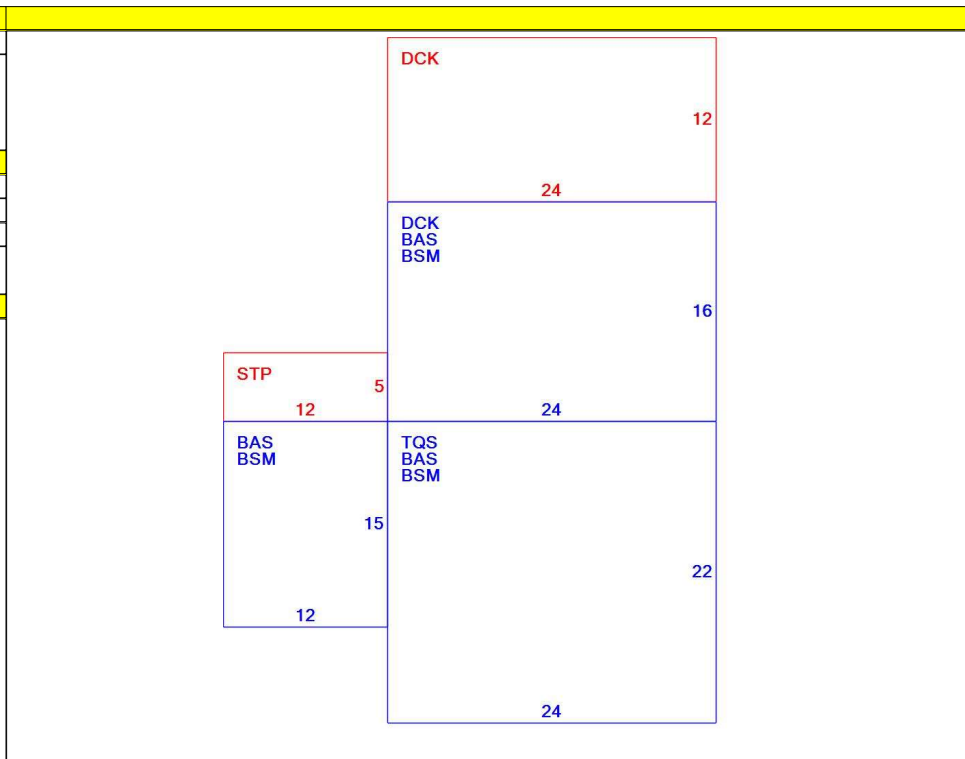
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1092	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof 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	Net Other Adj		453,240
Heat Type	05	Hot Water	Replace Cost		45,458
AC Type	01	None	Year Built		498,698
Bedrooms	3		Effective Year Built		1900
Full Baths	3		Depreciation Code		1992
Half Baths	0		Remodel Rating		G
Extra Fixtures	2		Year Remodeled		
Total Rooms	5		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	550		Cns Sect Rcnld		354,100
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1092		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	90	21.00	1995	A	70	C	1.00	1,300
SHD1	Shed	L	80	21.00	2000	A	70	C	1.00	1,200
PERG	PERGOLA	L	216	35.00	2000	A	70	C	1.00	5,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,092	1,092	1,092	255.64	279,153
BSM	Basement	0	1,092	218	51.03	55,728
DCK	Deck	0	672	67	25.49	17,128
STP	Stoop	0	60	0	0.00	0
TQS	Three Quarter Story	396	528	396	191.73	101,231
Ttl Gross Liv / Lease Area		1,488	3,444	1,773		453,240



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LESIEUR BETTINA M 301 ST GEORGE ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	594,500	594,500
				0	Heavy			RES LAND	1010	414,800	414,800
SUPPLEMENTAL DATA						RESIDNTL	1010	7,800	7,800	905 DUXBURY, MA VISION	
Alt Prcl ID		Cyclical		5							
Scnd Home		Exemption									
Tax Class		W									
Tot Fin Area		2424		District							
Total Acres		.28		Res Exem							
Chapter Lan											
GIS ID		F_876761_2843836		Assoc Pid#							
						Total		1,017,100	1,017,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
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LESIEUR BETTINA M		57297 195	10-04-2022	U	I	1	1	2023	1010	453,900	2022	1010	379,900	2021	1010	386,400
GRAY JEFFREY L		14900 0137	01-08-1997	U	I	100	1A		1010	491,600		1010	379,400		1010	329,300
									1010	4,700		1010	4,700		1010	4,700
								Total		950,200	Total		764,000	Total		720,400

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							
0080					Appraised Bldg. Value (Card)				594,500		
					Appraised Xf (B) Value (Bldg)				0		
					Appraised Ob (B) Value (Bldg)				7,800		
					Appraised Land Value (Bldg)				414,800		

NOTES												VISIT / CHANGE HISTORY					
1/98 NEW 2ND BARN RES. DENIED ENTRY KP REVIEWED 7/05 NO KITCHEN												Date	Id	Type	Is	Cd	Purpose/Result

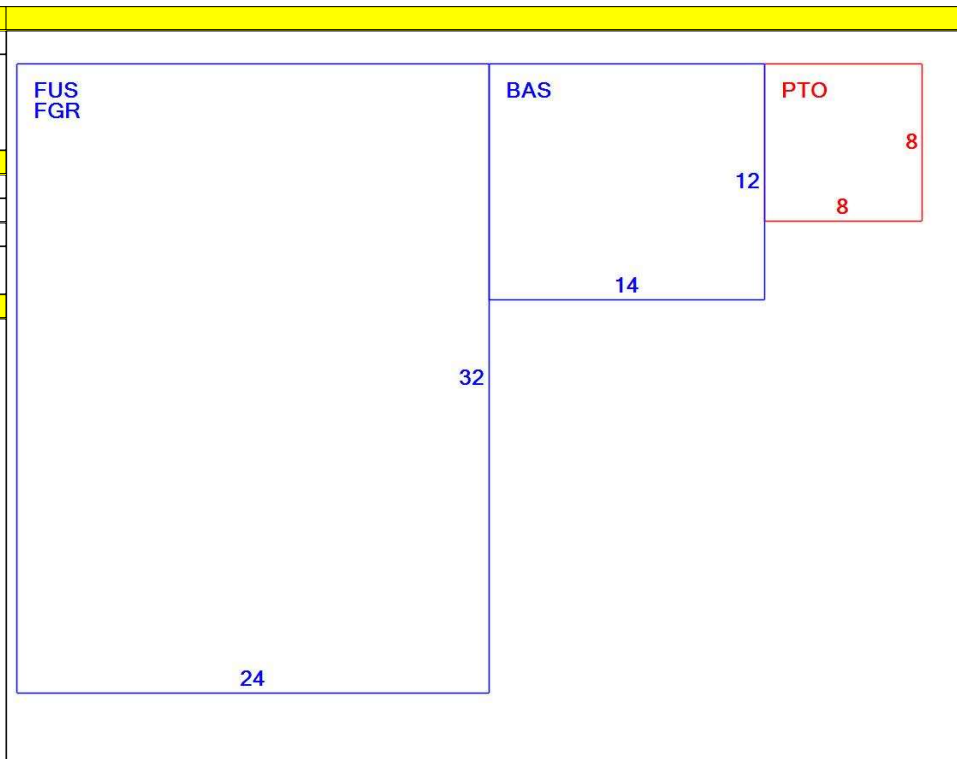
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result

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	
2	1010	Single Family			0.000	AC	0.00	1.00000	0	1.00	0080	1.503				0.0000	0.00	0
Total Card Land Units					0.00	AC	Parcel Total Land Area				0.28	Total Land Value					0	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.85				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	0				
Full Baths	1				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	2				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	02	Slab			
Bsmt Garage	0				
Bsmt Area	0				

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

COST / MARKET VALUATION	
	300,440
Net Other Adj	11,830
Replace Cost	312,271
Year Built	1997
Effective Year Built	2008
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	10
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	77
Cns Sect Rcnd	240,400
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	168	168	168	241.12	40,509
FGR	Garage	0	768	307	96.39	74,025
FUS	Finished Upper Story	768	768	768	241.12	185,183
PTO	Patio	0	64	3	11.30	723
Ttl Gross Liv / Lease Area		936	1,768	1,246		300,440

