

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LECLAIR ROBERT F			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LECLAIR LAURA C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	595,800	595,800	
74 PINE HILL AVE				0 Medium		RES LAND	1010	818,400	818,400	
						RESIDNTL	1010	1,400	1,400	
SUPPLEMENTAL DATA										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2435 Total Acres 3.118 Chapter Lan		Cyclical 5 Exemption W District Res Exem					VISION
			GIS ID F_878586_2844808		Assoc Pid#	Total		1,415,600	1,415,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LECLAIR ROBERT F		48757 0118	08-04-2017	Q	I	904,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CALABRESE TARA		41611 0184	07-05-2012	U	I	525,000	1	2023	1010	446,000	2022	1010	373,000	2021	1010	374,200
BENSON ELEANOR R 1/2 INT (L/E)		22169 0177	05-31-2002	U	I	10	1A		1010	973,300		1010	750,600		1010	625,600
BENSON CARL K 1/2 INT (L/E)		22169 0173	05-31-2002	U	I	10	1A		1010	900		1010	900		1010	900
BENSON CARL K		22169 0159	05-31-2002	U	I	10	1F	Total		1,420,200	Total		1,124,500	Total		1,000,700

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES										

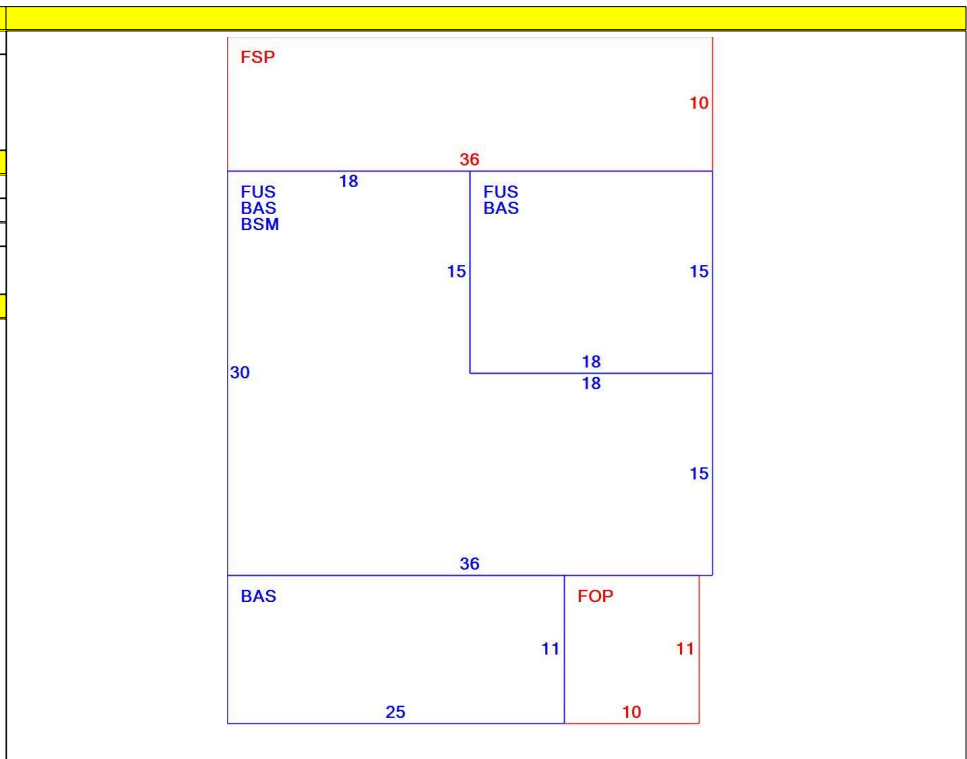
BUILDING PERMIT RECORD											VISIT / CHANGE HISTORY				
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
177	07-12-2012	RM	Remodel	20,000	06-30-2013	100		RM KITCHEN, BATHRMS, RP D	12-20-2017	SJD	9		01	Measure - No Entry	
									04-12-2013	VGS			20	Field Review	
									12-05-2012	KP	5	1	00	Measure & Listed	
									06-11-2012	K/S	6		01	Measure - No Entry	
									03-18-2008	BSB		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	40,000	SF 8.75	1.00000	5	1.00	0080	1.503		V150	1.5000	19.73	789,200
1	1010	Single Family	OS	Residual	0.540	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	28,400
1	1010	Single Family	OS	Undevelop	0.270	AC 2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	800
Total Card Land Units					1.73	AC	Parcel Total Land Area					1.73	Total Land Value			818,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	810	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	03	Plaster			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	150				
FBM Quality	04	Above Average			
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	810				

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

COST / MARKET VALUATION	
Net Other Adj	650,656
Replace Cost	34,160
Year Built	684,817
Effective Year Built	1920
Depreciation Code	2008
Remodel Rating	R
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	595,800
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	96	21.00	2000	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,355	1,355	1,355	242.24	328,235
BSM	Basement	0	810	162	48.45	39,243
FOP	Open Porch	0	110	17	37.44	4,118
FSP	Screened Porch	0	360	72	48.45	17,441
FUS	Finished Upper Story	1,080	1,080	1,080	242.24	261,619
Ttl Gross Liv / Lease Area		2,435	3,715	2,686		650,656

