

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROBERTS SARAH J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
FILANDRIANOS THEODORE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	568,900	568,900
23 LOVERS LN		SUPPLEMENTAL DATA			RES LAND	1010	1,308,300	1,308,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2649 Total Acres 1.128 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	19,200	19,200
GIS ID F_880715_2844544		Assoc Pid#			Cyclical Exemption W District Res Exem		Total		1,896,400
							Total		1,896,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROBERTS SARAH J	44019	0103	01-21-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
ROBERTS SARAH J	44019	0101	01-21-2014	U	I	1	1A	2023	1010	431,500	2022	1010	399,700
ROBERTS TODD L	31246	0106	08-31-2005	U	I	1,065,000	1		1010	1,141,300		1010	492,500
MUIRHEAD SHIRLEY M	21845	0187	04-03-2002	U	I	760,000	1F		1010	14,800		1010	14,800
MUIRHEAD DONALD M JR & SHIRLEY	14025	0256	12-15-1995	U	I	100	1	Total		1,587,600	Total		907,000
								Total		778,700	Total		778,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0090			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	568,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	19,200
Appraised Land Value (Bldg)	1,308,300
Special Land Value	0
Total Appraised Parcel Value	1,896,400
Valuation Method	C
Total Appraised Parcel Value	1,896,400

NOTES							

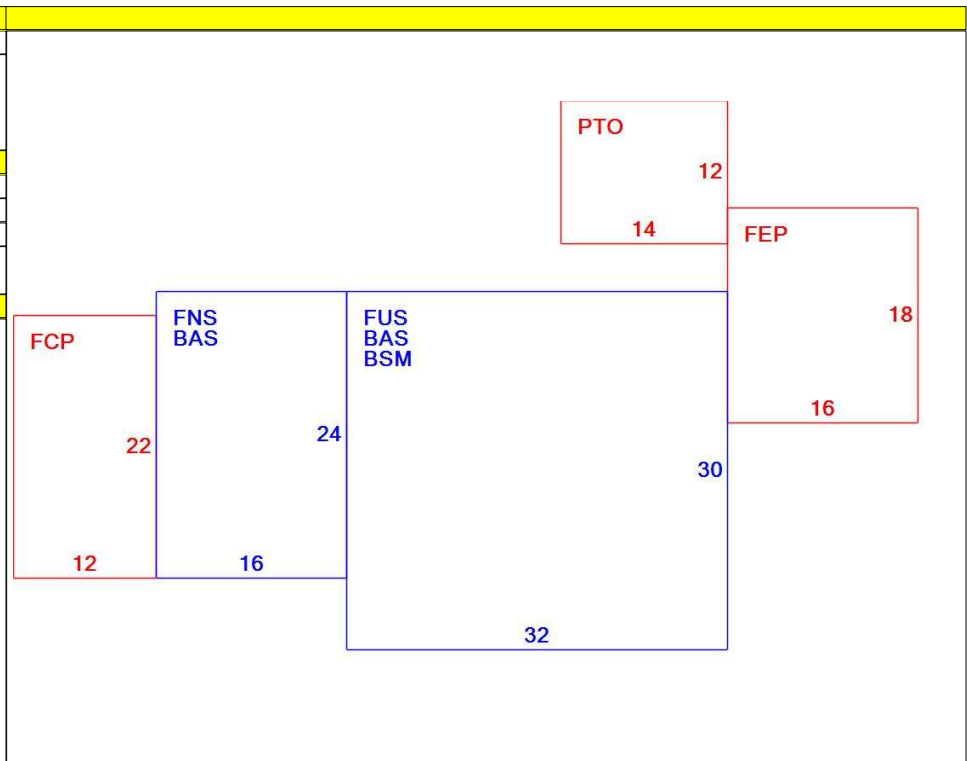
BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
QP-20-26	03-09-2020	NC	New Construct	4,677		100	04-21-2020	INSTALL NEW SS FLUE LINE & REPLACE 29 WINDOWS AND 2 KITCHEN/DINING 640SF REPL DAM FLUE LINER	04-12-2013	VGS			20	Field Review	
2014-35	02-06-2014	MN	Maintenance	94,766		100			08-30-2006	KP		1	00	Measure & Listed	
97	03-24-2006	RM	Remodel	25,000		100									
13289	07-07-1994	MN	Maintenance	3,200		100									

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	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.210	AC 35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.94	26,900	
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value			1,308,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	960	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		747,755
Interior Floor 2			Replace Cost		31,500
Heat Fuel	02	Oil	Year Built		779,255
Heat Type	04	Forced Air-Duc	Effective Year Built		1953
AC Type	01	None	Depreciation Code		1994
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	1		Cns Sect Rcnd		568,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	960		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
FGR1	Garage - 1 Sto	L	528	52.00	1985	A	70	C	1.00	19,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,344	1,344	1,344	244.13	328,104
BSM	Basement	0	960	192	48.83	46,872
FCP	Carport	0	264	40	36.99	9,765
FEP	Finished Enclosed Porch	0	288	173	146.64	42,234
FNS	Finished 90% Story	346	384	346	219.97	84,467
FUS	Finished Upper Story	960	960	960	244.13	234,360
PTO	Patio	0	168	8	11.62	1,953
Ttl Gross Liv / Lease Area		2,650	4,368	3,063		747,755



23 LOVERS LN

