

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LANGELAND MARCIA K 298 POWDER POINT AVE DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,170,600	1,170,600	
				0	Medium			RES LAND	1010	3,017,900	3,017,900	
SUPPLEMENTAL DATA								RESIDNTL	1010	44,200	44,200	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5211 Total Acres .69 Chapter Lan GIS ID F_885488_2843371				Cyclical Exemption W W District Res Exem Assoc Pid#		Total				4,232,700	4,232,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANGELAND MARCIA K		24359 0286	03-03-2003	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LANGELAND A WESLEY		14623 0242	08-30-1996	Q	I	550,000	00	2023	1010	867,800	2022	1010	797,600	2021	1010	663,100
GARRETT JAMES S		13937 0076	11-02-1995	Q	I	465,000	00		1010	2,784,100		1010	2,397,300		1010	2,083,300
									1010	35,000		1010	35,000		1010	35,000
								Total		3,686,900	Total		3,229,900	Total		2,781,400

EXEMPTIONS			OTHER ASSESSMENTS					PREVIOUS ASSESSMENTS (HISTORY)										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
									APPRAISED VALUE SUMMARY									
Total			0.00						Appraised Bldg. Value (Card)					1,170,600				
									Appraised Xf (B) Value (Bldg)					0				
									Appraised Ob (B) Value (Bldg)					44,200				
									Appraised Land Value (Bldg)					3,017,900				
									Special Land Value					0				
									Total Appraised Parcel Value					4,232,700				
									Valuation Method					C				
									Total Appraised Parcel Value					4,232,700				

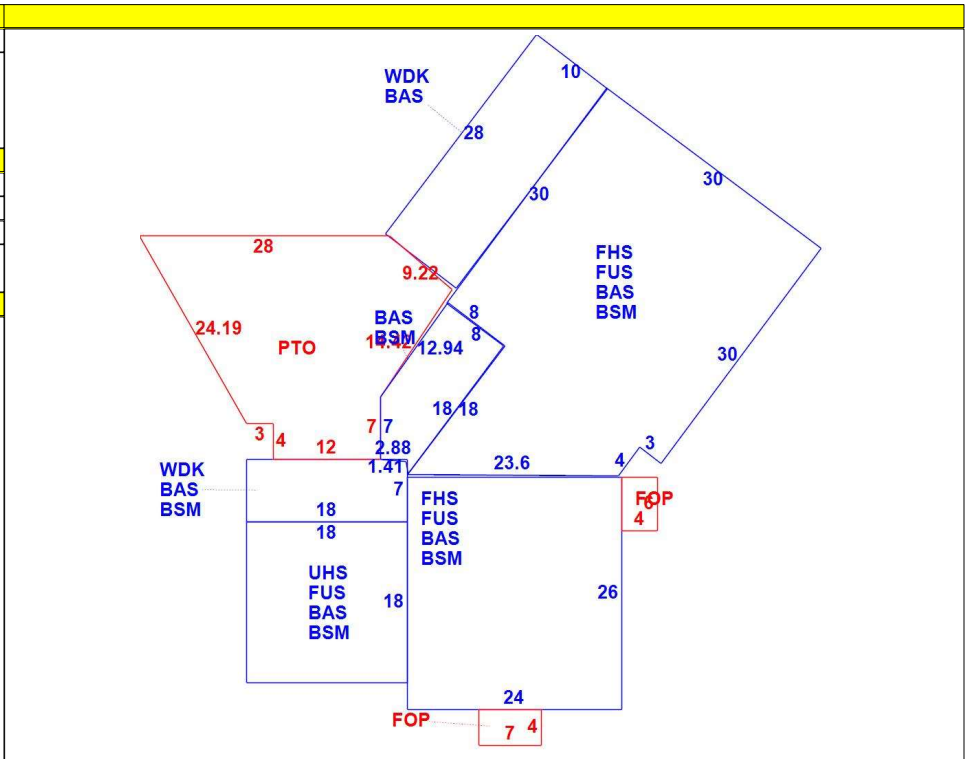
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-42	02-02-2023	RM	Remodel	18,915		100	02-02-2023	REPALCE EXISTING BASEMEN		05-23-2023	SJD	10	1	01	Measure - No Entry
239	05-14-2003	RM	Remodel	26,000	02-09-2004	100		FIN AREA OF BSMT		04-12-2013	VGS			20	Field Review
344	08-06-2002	AD	Addition	160,000	02-09-2004	100		25X42 1 STY/DK/ENTRY		04-16-2008	BSB		1	00	Measure & Listed
14904	04-28-1998	AD	Addition	15,000	01-01-2000	100		15X15DORMER/INT REMD							
14334	12-19-1996	NC	New Construct	15,000	06-02-1998	100		28X10 3 SEASON ROOM							
14316	12-02-1996	NC	New Construct	22,000	06-02-1998	100		1.5 STRY DET GAR							
14258	10-15-1996	NC	New Construct	4,000	06-24-1997	100		28X23 FNDTN ONLY GAR							

LAND LINE VALUATION SECTION													VISIT / CHANGE HISTORY				
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	30,000	SF 11.05	1.00000	5	1.00	0130	4.259	.95 BUFFER EASEMENT	W225,E95	2.1375	100.60	3,017,900	
Total Card Land Units					0.69	AC	Parcel Total Land Area					0.69	Total Land Value				3,017,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2313	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	175.00	Full
Stories	2				
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	3				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	9				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	2				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1550				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2313				

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

COST / MARKET VALUATION		
Net Other Adj		1,400,863
Replace Cost		1,520,278
Year Built		1927
Effective Year Built		2003
Depreciation Code		E
Remodel Rating		
Year Remodeled		
Depreciation %		18
Functional Obsol		5
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		77
Cns Sect Rcnd		1,170,600
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
FGR2	Garage - 1 St	L	672	63.00	1996	A	70	C	1.00	29,600
DCK	Dock	L	310	45.00	2000	A	70	B	1.50	14,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,593	2,593	2,593	228.23	591,795
BSM	Basement	0	2,313	463	45.69	105,670
FHS	Finished Half Story	867	1,733	867	114.18	197,874
FOP	Open Porch	0	52	8	35.11	1,826
FUS	Finished Upper Story	2,057	2,057	2,057	228.23	469,465
PTO	Patio	0	564	28	11.33	6,390
UHS	Unfinished Half Story	0	324	81	57.06	18,486
WDK	Deck	0	406	41	23.05	9,357
Ttl Gross Liv / Lease Area		5,517	10,042	6,138		1,400,863

