

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LEDBETTER BRIAN W			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
46 PILGRIM BYWAY			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	579,200	579,200	
DUXBURY MA 02332			SUPPLEMENTAL DATA				RES LAND	1010	469,400	469,400			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2556 Total Acres .918 Chapter Lan GIS ID F_877015_2835861			Cyclical 9 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	2,100	2,100			
Total										1,050,700	1,050,700		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEDBETTER BRIAN W	45689	0096	06-19-2015	Q	I	624,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DELANO THOMAS F & KRISTEN E	15072	0165	04-02-1997	Q	I	340,000	00	2023	1010	444,800	2022	1010	408,500	2021	1010	364,300
WHITE JOEL D	15060	0130	03-02-1997	U	I	1	1F		1010	503,800		1010	320,100		1010	308,800
SHORESIDE RLTY TRUST	14598	0081	08-20-1996	U	I	149,900	1		1010	1,400		1010	1,400		1010	1,400
Total								950,000	Total	730,000	Total	674,500				

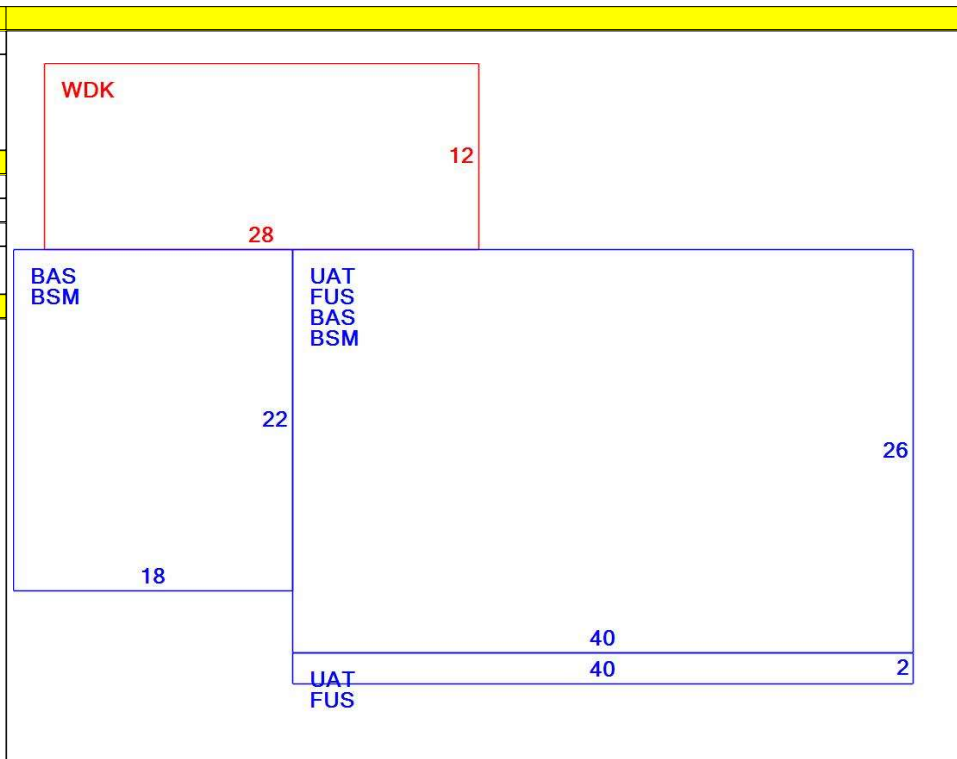
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch														
0060					Appraised Bldg. Value (Card)	579,200	Appraised Xf (B) Value (Bldg)	0	Appraised Ob (B) Value (Bldg)	2,100	Appraised Land Value (Bldg)	469,400	Special Land Value	0	Total Appraised Parcel Value	1,050,700	Valuation Method	C
Total Appraised Parcel Value																1,050,700		

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	
14575	07-15-1997	NC	New Construct	3,500		100		10X14 UTILITY BLDING	05-19-2016	SJD	9		01	Measure - No Entry	
14369	02-04-1997	NC	New Construct	1,000		100		ERECT 60' TV TOWER	04-12-2013	VGS			20	Field Review	
14266	10-18-1996	NC	New Construct	137,000	01-01-1998	100		2STRY DWEL W/GAR&DEK	05-12-2008	BSB			07	Measure - Info @ Door	
14198	08-28-1996	DM	Demolish	1,000	12-27-1996	100		DEMOLISH EXIST DWELL							

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	0060	1.341		1.0000	11.74	469,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,400

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description				Element	Cd	Description			
Style	03	Colonial				Bsmt Area	1436				
Model	01	Residential				Bsmt Type	04				
Grade	06	Good				Unfin Area	520.00	Full			
Stories	2					CONDO DATA					
Occupancy	1					Parcel Id		C		Owne	
Exterior Wall 1	14	Wood Shingle							B		S
Exterior Wall 2						Adjust Type	Code	Description	Factor%		
Roof Structure	03	Gable				Condo Flr					
Roof Cover	03	Asphalt				Condo Unit					
Interior Wall 1	05	Drywall				COST / MARKET VALUATION					
Interior Wall 2						Net Other Adj					613,764
Interior Floor 1	14	Carpet				Replace Cost					51,983
Interior Floor 2	12	Hardwood				Year Built					1996
Heat Fuel	02	Oil				Effective Year Built					2008
Heat Type	05	Hot Water				Depreciation Code					G
AC Type	01	None				Remodel Rating					
Bedrooms	4					Year Remodeled					
Full Baths	2					Depreciation %					13
Half Baths	1					Functional Obsol					
Extra Fixtures	1					External Obsol					
Total Rooms	8					Trend Factor					1.000
Bath Style	02	Average				Condition					
Kitchen Style	02	Average				Condition %					
Extra Kitchens	0					Percent Good					87
Fireplaces	1					Cns Sect Rcnld					579,200
Extra Openings	0					Dep % Ovr					
Gas Fireplaces	0					Dep Ovr Comment					
Sq Ft Fin Bsmt	718					Misc Imp Ovr					
FBM Quality	04	Above Average				Misc Imp Ovr Comment					
Foundation	06	Poured Conc				Cost to Cure Ovr					
Bsmt Garage	2					Cost to Cure Ovr Comment					
Bsmt Area	1436										



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	140	21.00	1997	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,436	1,436	1,436	201.56	289,447
BSM	Basement	0	1,436	287	40.28	57,849
FUS	Finished Upper Story	1,120	1,120	1,120	201.56	225,752
UAT	Unfinished Attic	0	1,120	168	30.23	33,863
WDK	Deck	0	336	34	20.40	6,853
Ttl Gross Liv / Lease Area		2,556	5,448	3,045		613,764

