

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LEEDOM CAREN I TT CIL 1997 REALTY TRUST 137 S STATION ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090	697,000	697,000
		SUPPLEMENTAL DATA		Cyclical 9		Exemption W		RES LAND	1090	608,900	608,900
		Alt Prcl ID		District		RESIDNTL	1090	44,900	44,900	905  DUXBURY, MA  <b>VISION</b>	
		Scnd Home		Res Exem		Total		1,350,800	1,350,800		
		Tax Class T		Assoc Pid#							
		Tot Fin Area 4044									
		Total Acres 6.128									
		Chapter Lan									
		GIS ID F_879530_2837466									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEEDOM CAREN I TT	39386	0207	12-10-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
LEEDOM GUY H	39386	0186	12-10-2010	U	I	1	1F	2023	1090	538,600	2022	1090	446,200
CIL 1997 REALTY TRUST	26427	0349	09-05-2003	U	I	1	1F		1090	760,700		1090	592,600
LEEDOM GUY H	25946	0065	07-28-2003	U	I	1	1F		1090	32,100		1090	32,100
CIL 1997 REALTY TRUST	23201	0212	10-24-2002	U	I	100	1F	Total		1,331,400	Total		1,070,900
								Total		963,600	Total		963,600

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				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										697,000	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										44,900	
Appraised Land Value (Bldg)										608,900	
Special Land Value										0	
Total Appraised Parcel Value										1,350,800	
Valuation Method										C	
Total Appraised Parcel Value										1,350,800	

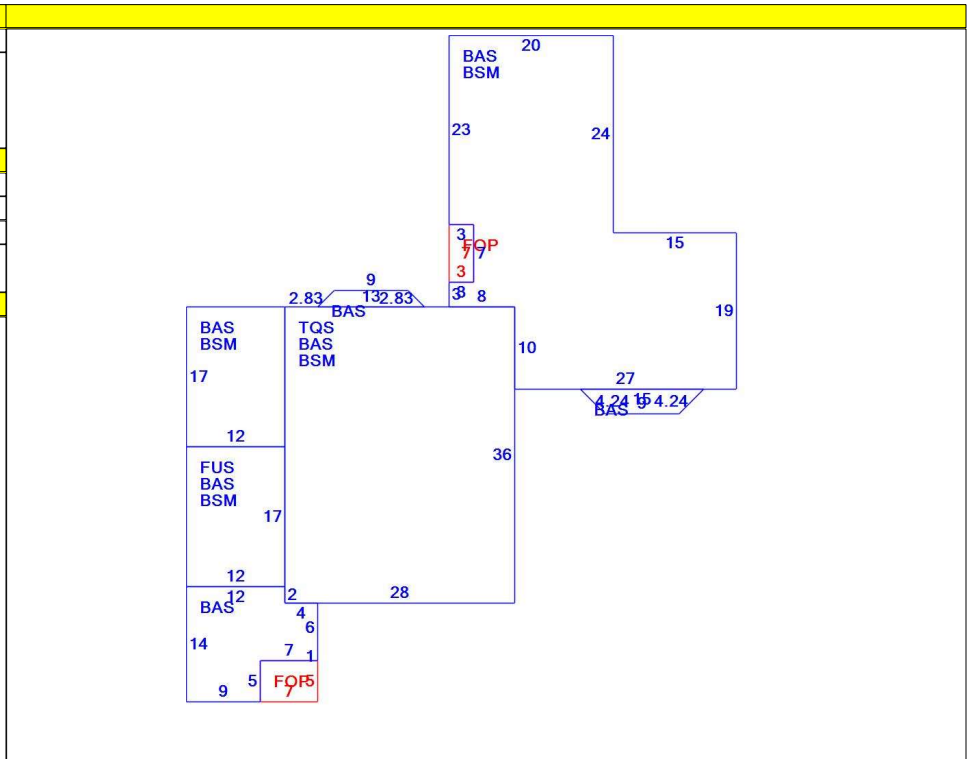
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2017-117	04-26-2017	MS	Miscellaneous	7,500		100		REMOVE EXISTING WINDOWS	06-18-2014	JLF	5	1	00	Measure & Listed
115	05-14-2012	RM	Remodel	190,000	04-17-2014	100		RM 3 BATHROOMS & KITCHEN	04-17-2014	JLF	5		01	Measure - No Entry
10	01-20-2012	RM	Remodel	7,200	04-17-2014	100		KITCHEN & BATH	08-05-2013	BH			01	Measure - No Entry
153	12-28-2006	MS	Miscellaneous	8,000		100		ROOF	04-12-2013	VGS			20	Field Review
									06-12-2012	KP	5	7	00	Measure & Listed
									07-15-2008	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	1090	Multi Houses	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503	2ND RESIDENCE ON PARCEL		1.0002	13.15	526,100
1	1090	Multi Houses	RC	Residual	5.210	AC 35,000.00	0.30224	5	1.00	0080	1.503			1.0000	0.36	82,800
Total Card Land Units					6.13	AC	Parcel Total Land Area					6.13	Total Land Value			608,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	2013	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.75				
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		716,604
Heat Type	04	Forced Air-Duc	Replace Cost		45,760
AC Type	01	None	Year Built		762,364
Bedrooms	4		Effective Year Built		1725
Full Baths	3		Depreciation Code		1992
Half Baths	0		Remodel Rating		G
Extra Fixtures	3		Year Remodeled		2012
Total Rooms	8		Depreciation %		29
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	2		Condition %		
Gas Fireplaces	0		Percent Good		71
Sq Ft Fin Bsmt	480		Cns Sect Rcnd		541,300
FBM Quality	02	Low Quality	Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	2013		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

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

COST / MARKET VALUATION	
Net Other Adj	716,604
Replace Cost	45,760
Year Built	762,364
Effective Year Built	1725
Depreciation Code	1992
Remodel Rating	G
Year Remodeled	2012
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnd	541,300
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	768	63.00	1985	A	70	C	1.00	33,900
PTO	Patio	L	736	15.00	2000	A	70	C	1.00	7,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,699	2,699	2,699	172.30	465,043
BSM	Basement	0	2,460	492	34.46	84,773
FOP	Open Porch	0	56	8	24.61	1,378
FUS	Finished Upper Story	204	204	204	172.30	35,150
TQS	Three Quarter Story	756	1,008	756	129.23	130,260
Ttl Gross Liv / Lease Area		3,659	6,427	4,159		716,604



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>						
LEEDOM CAREN I TT CIL 1997 REALTY TRUST 137 S STATION ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed				
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		697,000	697,000				
		SUPPLEMENTAL DATA		RES LAND		1090	608,900	608,900	RESIDNTL		1090	44,900	44,900			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4044 Total Acres 6.128 Chapter Lan GIS ID F_879530_2837466		Cyclical Exemption W District Res Exem		9	Total							1,350,800	1,350,800			
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEEDOM CAREN I TT		39386 0207	12-10-2010	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed			
LEEDOM GUY H		39386 0186	12-10-2010	U	I	1	1F	2023	1090	538,600	2022	1090	446,200			
CIL 1997 REALTY TRUST		26427 0349	09-05-2003	U	I	1	1F		1090	760,700		1090	592,600			
LEEDOM GUY H		25946 0065	07-28-2003	U	I	1	1F		1090	32,100		1090	32,100			
CIL 1997 REALTY TRUST		23201 0212	10-24-2002	U	I	100	1F	Total		1,331,400	Total		1,070,900	Total	963,600	
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																
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		
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	1090	Multi Houses			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					6.13	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	512	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.5				
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	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	2				
Full Baths	1				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	4				
Bath Style	01	Old Style			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	512				

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
PTO	Patio	L	316	15.00	2000	A	70	C	1.00	3,300

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	532	532	532	253.89	135,069	
BSM	Basement	0	532	106	50.59	26,912	
FHS	Finished Half Story	200	400	200	126.95	50,778	
Ttl Gross Liv / Lease Area		732	1,464	838		212,759	

FHS  
BAS  
BSM

BAS  
BSM

11

12

20

