

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
STRACHAN THOMAS M		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed		
STRACHAN LAUREN F		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	896,100	896,100		
17 JAMES RD		SUPPLEMENTAL DATA					RES LAND	1010	528,700	528,700	905		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1684 Total Acres .968 Chapter Lan GIS ID F_876491_2836879					Cyclical 9 Exemption W District Res Exem Assoc Pid#					DUXBURY, MA	
							Total					1,499,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
STRACHAN THOMAS M		LCC 113390	06-10-2009	Q	I	620,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WEYAND REALTY TRUST		LCC 95471	05-25-1999	U	I	1	1F	2023	1010	868,200	2022	1010	427,100	2021	1010	335,600
									1010	628,800		1010	484,800		1010	405,200
									1010	46,200		1010	1,900			
		Total					Total					Total				

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											

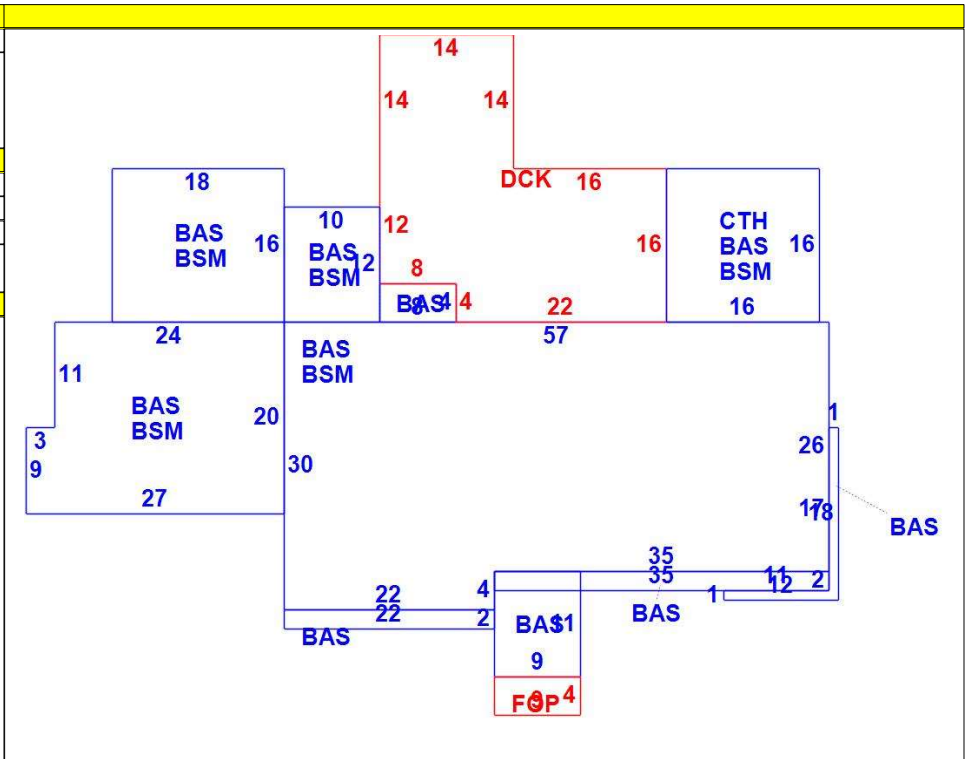
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name	B		Tracing		Batch											
0080																	
NOTES																	
								Appraised Bldg. Value (Card)								896,100	
								Appraised Xf (B) Value (Bldg)								0	
								Appraised Ob (B) Value (Bldg)								74,400	
								Appraised Land Value (Bldg)								528,700	
								Special Land Value								0	
								Total Appraised Parcel Value								1,499,200	
								Valuation Method								C	
								Total Appraised Parcel Value								1,499,200	

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-21-238	05-25-2021	MN	Maintenance	5,758		100		Install a liner system for an oil fire		09-30-2021	SJT	5		05	Measure - Under Construct
BPO-21-70	04-07-2021	BP	Bldg Permit	61,300	03-22-2022	100		Fiberglass 16x35 inground pool		06-09-2021	SJT	5		05	Measure - Under Construct
BPO-20-317	11-23-2020	AD	Addition	720,000	03-22-2022	100	08-01-2022	Construct a 2 level 900 sq ft addit		01-14-2021	SJT	5		01	Measure - No Entry
15248	12-11-1998	MN	Maintenance	3,000		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
13760	07-31-1995	RM	Remodel	2,000	06-04-1996	100		REBUILD 8' SEC WALL		03-13-2013	AO	6	6	30	Quality Control
										07-16-2010	KP-		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			1.0002	13.15	526,100
1	1010	Single Family	RC	Residual	0.050	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.19	2,600
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value			528,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	2039	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		848,262
Interior Floor 2			Replace Cost		125,781
Heat Fuel	02	Oil	Year Built		1976
Heat Type	05	Hot Water	Effective Year Built		2013
AC Type	03	Central	Depreciation Code		R
Bedrooms	2		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		8
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		92
Extra Openings	0		Cns Sect Rcnd		896,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	2039		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	2039		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	192	21.00	2013	A	70	C	1.00	2,800
PTO	Patio	L	168	15.00	2021	A	70	C	1.00	1,800
SPL2	Ing Pool-Good	L	560	89.00	2021	A	70	A	2.00	69,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,015	3,015	3,015	231.89	699,156
BSM	Basement	0	2,741	548	46.36	127,077
CTH	Cathedral Ceiling	0	256	26	23.55	6,029
DCK	Deck	0	644	64	23.05	14,841
FOP	Open Porch	0	36	5	32.21	1,159
Ttl Gross Liv / Lease Area		3,015	6,692	3,658		848,262

