

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
JENSEN KLAUS P N			0 Water	0 Private	0 Average	Description	Code	Appraised	Assessed
JENSEN PAMELA LECHNER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	950,300	950,300
33 HARRISON ST		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	1,046,700	1,046,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3008 Total Acres .33 Chapter Lan GIS ID F_880546_2840323			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	45,100	45,100
						Total		2,042,100	2,042,100

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
JENSEN KLAUS P N		33238 0022	08-23-2006	Q	I	1,155,000	00	Year	Code	Assessed	Year	Code	Assessed	
MESSINA JOSEPH		24116 0020	02-03-2003	Q	I	895,000	00	2023	1010	682,200	2022	1010	564,600	
QUINZANI ROB-ROY		10975 0005	05-14-1992	Q	I	226,000	00		1010	911,700		1010	625,600	
									1010	26,700		1010	26,700	
						Total		1,620,600	Total		1,216,900	Total		1,137,100

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	950,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	45,100
Appraised Land Value (Bldg)	1,046,700
Special Land Value	0
Total Appraised Parcel Value	2,042,100
Valuation Method	C
Total Appraised Parcel Value	2,042,100

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

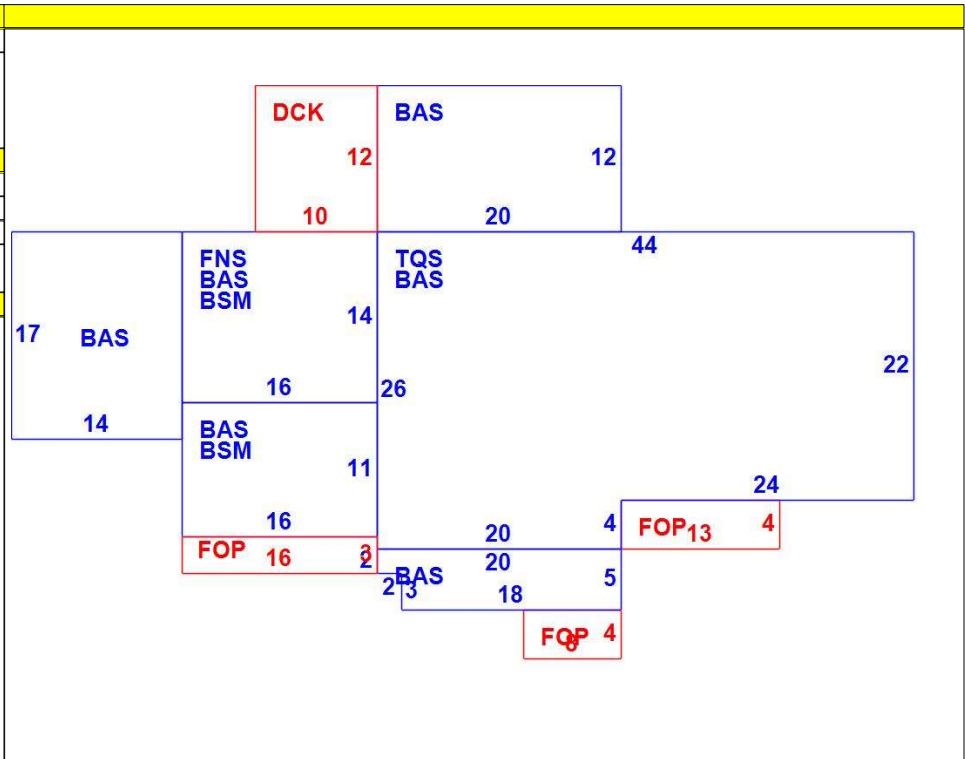
NOTES							

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
BPO-22-418	12-02-2022	BP	Bldg Permit	152,501	05-03-2023	100	10-05-2023	Construct a new 14x17 sunroom	05-03-2023	SJT	5		01	Measure - No Entry
2016-250	07-26-2016	DM	Demolish	30,500	06-13-2019	100		DEMO UTILITY BLDG 220' CON	06-13-2019	SJT	5		30	Quality Control
14350	01-06-1997	AD	Addition	45,000		100		2STRY 14X16 & 12X20	04-12-2013	VGS			20	Field Review
13558	01-30-1995	AD	Addition	20,000	10-10-1997	100		4 SEPARATE ADDITIONS	10-25-2012	KP	6		30	Quality Control
11413	10-31-1989	NC	New Construct		06-04-1996	100		SHED 10'X10'	04-06-2011	K-D		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	14,375 SF	19.89	1.00000	5	1.00	0090	3.661	SET BACK-NO TRAFFIC/NOIS		1.0000	72.81	1,046,700
Total Card Land Units					0.33 AC	Parcel Total Land Area					0.33	Total Land Value			1,046,700	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	400	
Model	01	Residential	Bsmt Type	00	
Grade	12	Prime +	Unfin Area	0.00	N/A
Stories	2				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	325				
FBM Quality	03	Average			
Foundation	04	Brick			
Bsmt Garage	0				
Bsmt Area	400				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		1,105,339	
Replace Cost		53,563	
Year Built		1,158,901	
Effective Year Built		1850	
Depreciation Code		2003	
Remodel Rating		E	
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnd		950,300	
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
SHD1	Shed	L	100	21.00	1989	A	70	B	1.50	2,200
BRN5	Barn - 2 Story	L	440	69.00	2016	G	85	B	1.50	38,700
PTO	Patio	L	400	15.00	2016	A	70	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,020	2,020	2,020	354.28	715,636
BSM	Basement	0	400	80	70.86	28,342
DCK	Deck	0	120	12	35.43	4,251
FNS	Finished 90% Story	202	224	202	319.48	71,564
FOP	Open Porch	0	132	20	53.68	7,086
TQS	Three Quarter Story	786	1,048	786	265.71	278,460
Ttl Gross Liv / Lease Area		3,008	3,944	3,120		1,105,339

