

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEKING MICHAEL A			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed
LEKING BLAIR HAGERTY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1040	560,700	560,700
12 WATER ST		SUPPLEMENTAL DATA				RES LAND	1040	1,398,100	1,398,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3859 Total Acres .54 Chapter Lan		Cyclical Exemption W District Res Exem		RESIDNTL	1040	22,800	22,800
GIS ID F_881121_2838168		Assoc Pid#		8		Total 1,981,600 1,981,600			

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LEKING MICHAEL A		LCC 131182	12-01-2020	U	I	1,200,000	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HAGERTY JOHN A		LCC 61795	05-01-1979	U	I	125,500	1	2023	1040	556,800	2022	1040	501,900	2021	1040	474,500
								1040	1,217,900		1040	961,900		1040	779,800	
								1040	15,600		1040	15,600		1040	7,200	
								Total 1,790,300		Total 1,479,400		Total 1,261,500				

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
			0.00				

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	560,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	22,800
Appraised Land Value (Bldg)	1,398,100
Special Land Value	0
Total Appraised Parcel Value	1,981,600
Valuation Method	C
Total Appraised Parcel Value	1,981,600

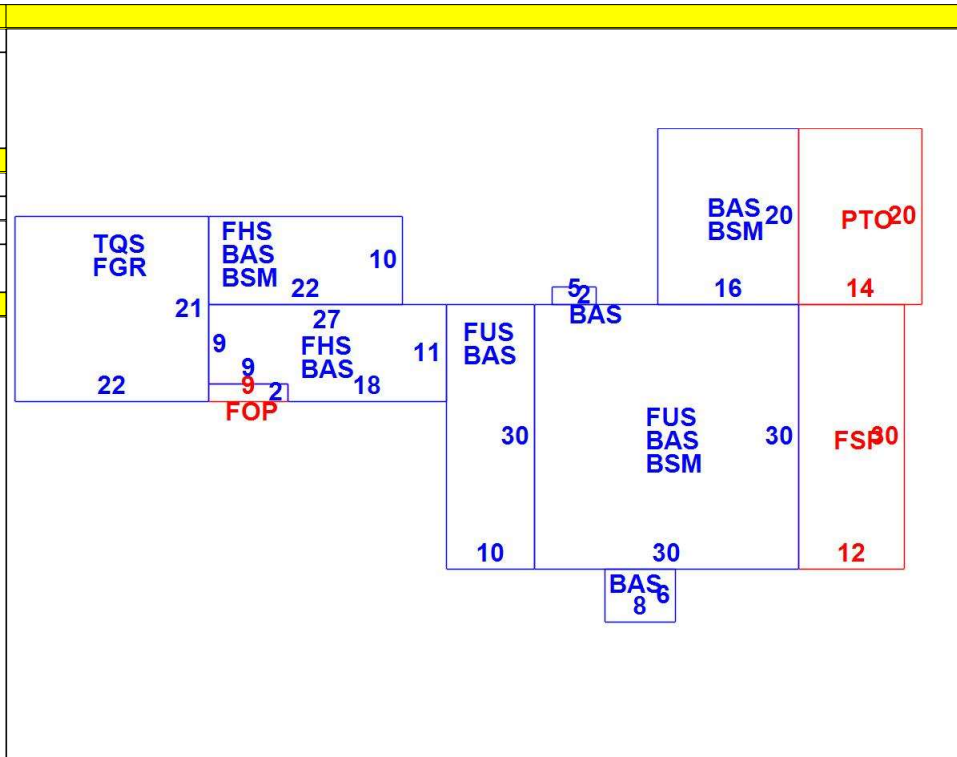
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

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
QPO-22-31	12-15-2022	MN	Maintenance	513		100	12-15-2022	APRTMNT-WEATHERIZATION/A		06-09-2021	SJD	9	1	07	Measure - Info @ Door
QPO-22-31	12-15-2022	MN	Maintenance	5,156		100	12-15-2022	WEATHERIZATION,INSULATIO		04-12-2013	VGS			20	Field Review
										10-10-2012	KP	6		30	Quality Control
										02-28-2002	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	1040	Two Family	RC	Primary	23,522 SF	13.53	1.00000	5	1.00	0090	3.661		V120	1.2000	59.44 1,398,100		
Total Card Land Units					0.54 AC	Parcel Total Land Area					0.54	Total Land Value					1,398,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	1438	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	2		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	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		789,424
Interior Floor 2			Replace Cost		47,415
Heat Fuel	02	Oil	Year Built		836,839
Heat Type	05	Hot Water	Effective Year Built		1794
AC Type	01	None	Depreciation Code		1988
Bedrooms	6		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %		33
Extra Fixtures	0		Functional Obsol		
Total Rooms	12		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	2		Percent Good		67
Extra Openings	3		Cns Sect Rcnd		560,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	03	Stone	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1438		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
PTO	Patio	L	800	15.00	1980	A	70	C	1.00	8,400
SHD1	Shed	L	168	21.00	1980	A	70	C	1.00	2,500
SHD1	Shed	L	80	21.00	2015	A	70	C	1.00	1,200
PTO	Patio	L	190	15.00	2015	A	70	C	1.00	2,000
GNR	GENERATOR	L	1	12400.00	2010	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,077	2,077	2,077	177.96	369,620
BSM	Basement	0	1,440	288	35.59	51,252
FGR	Garage	0	462	185	71.26	32,922
FHS	Finished Half Story	250	499	250	89.16	44,490
FOP	Open Porch	0	18	3	29.66	534
FSP	Screened Porch	0	360	72	35.59	12,813
FUS	Finished Upper Story	1,200	1,200	1,200	177.96	213,550
PTO	Patio	0	280	14	8.90	2,491
TQS	Three Quarter Story	347	462	347	133.66	61,752
Ttl Gross Liv / Lease Area		3,874	6,798	4,436		789,424

