

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VIENS RICHARD			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
LAZUK CHRISTINE			0 Septic	0 Paved	0 Average	RESIDNTL	1010	683,000	683,000
21 HUNT FARM DR		SUPPLEMENTAL DATA				RES LAND	1010	350,000	350,000
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2607 Total Acres .918 Chapter Lan GIS ID F_859827_2857880				RESIDNTL	1010	52,500	52,500
		Cyclical 1 Exemption W District Res Exem Assoc Pid#				Total 1,085,500 1,085,500			

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VIENS RICHARD		52230 72	01-15-2020	Q	I	787,000	00	Year	Code	Assessed	Year	Code	Assessed
WEBB TUCKER		48342 0145	04-24-2017	Q	I	765,000	00	2023	1010	526,000	2022	1010	483,600
ONEAL ALBERT R III & DEBRA S		11171 0059	08-07-1992	U	I	90,600	1P		1010	364,000		1010	300,000
									1010	29,100		1010	29,100
								Total		919,100	Total		812,700
								Total			Total		716,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	683,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	52,500
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	1,085,500
Valuation Method	C
Total Appraised Parcel Value	1,085,500

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
38	04-12-2010	MN	Maintenance	11,500		100		STRIP REROOF 36 SQUA	03-18-2021	SJD	9		12	Property Est. - No Access
133	05-07-2007	MS	Miscellaneous	35,438	06-30-2008	100		16X38 INGRD H FBRGLS	05-05-2020	SJD	9		20	Field Review
111	04-01-2004	AD	Addition	22,000	08-25-2004	100		ADD TO KIT/DECK/MUDR	09-18-2018	SJD			20	Field Review
12493	08-11-1992	NC	New Construct	148,000	01-01-1994	100		1STY 29X40"W/GAR &DK	12-20-2017	SJD	9		01	Measure - No Entry
									11-21-2017	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									10-07-2008	KP		4	01	Measure - No Entry

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	0050	1.000		1.0000	8.75	350,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1447	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	14	Wood Shingle			C
Exterior Wall 2					B
Roof Structure	04	Hip			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			733,827		
Heat Fuel	02	Oil	Net Other Adj		
Heat Type	05	Hot Water	69,760		
AC Type	03	Central	Replace Cost		
Bedrooms	4		803,587		
Full Baths	3		Year Built		
Half Baths	0		1992		
Extra Fixtures	2		Effective Year Built		
Total Rooms	9		2006		
Bath Style	03	Modern	Depreciation Code		
Kitchen Style	03	Modern	G		
Extra Kitchens	0		Remodel Rating		
Fireplaces	1		Year Remodeled		
Extra Openings	0		15		
Gas Fireplaces	0		Depreciation %		
Sq Ft Fin Bsmt	1040		Functional Obsol		
FBM Quality	04	Above Average	External Obsol		
Foundation	06	Poured Conc	Trend Factor		
Bsmt Garage	0		1.000		
Bsmt Area	1447		Condition		
			Condition %		
			Percent Good		
			85		
			Cns Sect Rcnld		
			683,000		
			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
SPL1	Ing Pool - Ave	L	608	64.00	2007	G	85	B	1.50	49,600
SHD1	Shed	L	140	21.00	2019	E	100	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,567	1,567	1,567	229.54	359,683
BSM	Basement	0	1,447	289	45.84	66,336
CTH	Cathedral Ceiling	0	288	29	23.11	6,657
FGR	Garage	0	576	230	91.66	52,793
FUS	Finished Upper Story	1,040	1,040	1,040	229.54	238,717
WDK	Deck	0	418	42	23.06	9,641
Ttl Gross Liv / Lease Area		2,607	5,336	3,197		733,827

