

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LILLYS JULIANNE BAIR TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
LILLYS THEODORE PETER TT		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	464,000	464,000	
74 PINEWOOD LN				0	Medium			RES LAND	1010	487,200	487,200	<b>VISION</b>
<b>SUPPLEMENTAL DATA</b>												
DUXBURY MA 02332	Alt Prcl ID	Cyclical Exemption W		7								
	Scnd Home Tax Class T	Total Fin Area 2142		Total Acres .938		Chapter Lan GIS ID F_874688_2834270 Assoc Pid#						
									Total	951,200	951,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LILLYS JULIANNE BAIR TT	55140	278	06-14-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
LILLYS THEODORE P	30179	0173	03-18-2005	Q	I	632,000	00	2023	1010	356,400	2022	1010	297,700
FOGG GORDON R	15846	0081	01-30-1998	U	I	100	1F		1010	476,000	2021	1010	401,600
FOGG GORDON R & CHERYL L TRUSTE	12943	0259	06-13-1994	U	I	100	1F	Total		832,400	Total		699,300
								Total		608,300	Total		608,300

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			Batch

  

NOTES											
Ref Pids: 6234/6231											

  

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										464,000	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										0	
Appraised Land Value (Bldg)										487,200	
Special Land Value										0	
Total Appraised Parcel Value										951,200	
Valuation Method										C	
Total Appraised Parcel Value										951,200	

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
QPO-22-17	08-16-2022	MN	Maintenance	26,797		100	08-16-2022	STRIP & REROOF 38 SQUARE		09-23-2019	SJT	10		00	Measure & Listed
2014-222	07-30-2014	MS	Miscellaneous	27,000		100		SOLAR ELECTRIC PANELS (43)		04-12-2013	VGS			20	Field Review
144	08-10-2009	RM	Remodel	10,500		100		FIN BAS, MSBDRM,BATH		10-04-2010	KP		1	00	Measure & Listed
31	05-02-2007	MS	Miscellaneous	11,300		100		RPL 13 WINDOWS							

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	0070	1.389			1.0000	12.16	486,200
1	1010	Single Family	RC	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.15	1,000
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			487,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	936	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	02	Oil	Net Other Adj		597,811
Heat Type	04	Forced Air-Duc	Replace Cost		627,028
AC Type	01	None	Year Built		1964
Bedrooms	4		Effective Year Built		1995
Full Baths	2		Depreciation Code		G
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	7		Depreciation %		26
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		74
Sq Ft Fin Bsmt	286		Cns Sect Rcnd		464,000
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	936		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
SLR	Solar Panels	L	41	1050.00	2014	G	85	C	1.00	0

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,440	1,440	1,440	216.05	311,112
BSM	Basement	0	936	187	43.16	40,401
DCK	Deck	0	192	19	21.38	4,105
FEP	Finished Enclosed Porch	0	227	136	129.44	29,383
FGR	Garage	0	576	230	86.27	49,692
FSP	Screened Porch	0	264	53	43.37	11,451
TQS	Three Quarter Story	702	936	702	162.04	151,667
Ttl Gross Liv / Lease Area		2,142	4,571	2,767		597,811

