

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
WARD LEAH M			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
WARD JASON			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	392,400	392,400
37 BAYRIDGE LN		SUPPLEMENTAL DATA				RES LAND	1010	440,200	440,200
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2256 Total Acres .53 Chapter Lan GIS ID F_875958_2833679				RESIDNTL	1010	2,000	2,000
				Cyclical Exemption W District Res Exem	7				
				Assoc Pid#					
							Total	834,600	834,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
WARD LEAH M	47897 0189	12-19-2016	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WARD LEAH M	LCC11 0	03-30-2012	Q	I	501,000	00	2023	1010	311,000	2022	1010	290,000	2021	1010	306,500
VANHAUR PETER J	109079 0	05-26-2006	U	I	630,000	1		1010	429,700		1010	366,500		1010	273,600
VANHAUR PETER J & JULIANNE	32751 0126	05-26-2006	U	I	630,000	1		1010	1,400		1010	1,400		1010	900
RYAN JAMES A	19762 0200	05-01-2001	Q	I	411,500	00									
							Total	742,100	Total	657,900	Total	581,000			

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

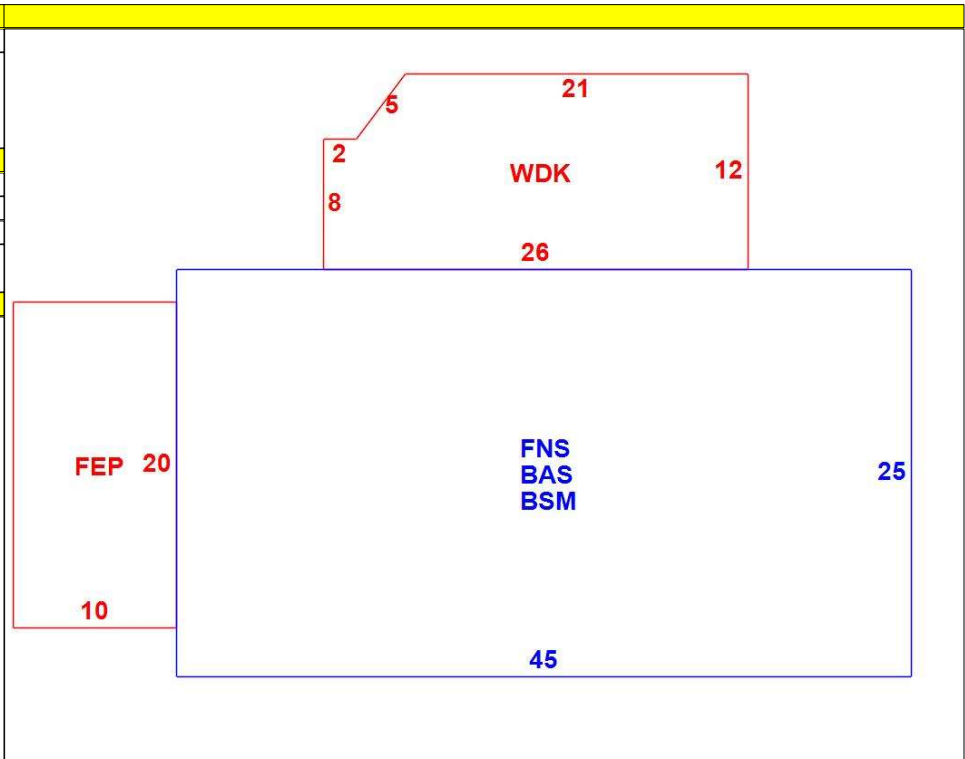
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	392,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,000
Appraised Land Value (Bldg)	440,200
Special Land Value	0
Total Appraised Parcel Value	834,600
Valuation Method	C
Total Appraised Parcel Value	834,600

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
13608	04-13-1995	NC	New Construct	1,000	05-17-1996	100		8X12 SHED	03-17-2021	SJD	10	1	07	Measure - Info @ Door
									09-17-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									12-13-2010	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	23,085 SF	13.73	1.00000	5	1.00	0070	1.389		1.0000	19.07	440,200	
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			440,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1125	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			536,339
Interior Floor 2			Net Other Adj		16,385
Heat Fuel	03	Gas	Replace Cost		552,723
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		29
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		71
Gas Fireplaces	0		Cns Sect Rcnld		392,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1125		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	96	21.00	1990	A	70	C	1.00	1,400
LNT	Lean To	L	84	10.00	1995	A	70	C	1.00	600

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,125	1,125	1,125	213.43	240,104
BSM	Basement	0	1,125	225	42.69	48,021
FEP	Finished Enclosed Porch	0	200	120	128.06	25,611
FNS	Finished 90% Story	1,013	1,125	1,013	192.18	216,200
WDK	Deck	0	298	30	21.49	6,403
Ttl Gross Liv / Lease Area		2,138	3,873	2,513		536,339



03/17/2021