

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LEBLANC KEVIN M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
LEBLANC KIMBERLY R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	873,000	873,000	
72 FOREST ST				0 Light		RES LAND	1010	357,700	357,700	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID	Cyclical 1							
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 4457	District							
		Total Acres 1.138	Res Exem							
		Chapter Lan								
		GIS ID F_860101_2859016	Assoc Pid#							
							Total	1,281,300	1,281,300	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEBLANC KEVIN M	54124	173	01-04-2021	Q	I	985,000	00	Year	Code	Assessed	Year	Code	Assessed
MALONEY CHRISTOPHER	40085	0125	06-30-2011	Q	I	720,000	00	2023	1010	669,100	2022	1010	628,400
QUINLAN ROBERT J & LINDA	19237	0224	01-05-2001	Q	I	728,500	00		1010	372,000		1010	306,600
WOODWORTH FAMILY TRUST	14642	0137	09-09-1996	U	I	1	1F		1010	31,600		1010	31,600
WOODWORTH STEPHEN M A	14312	0348	04-26-1996	U	I	1	1F					1010	32,200
							Total	1,072,700	Total	966,600	Total	808,800	

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

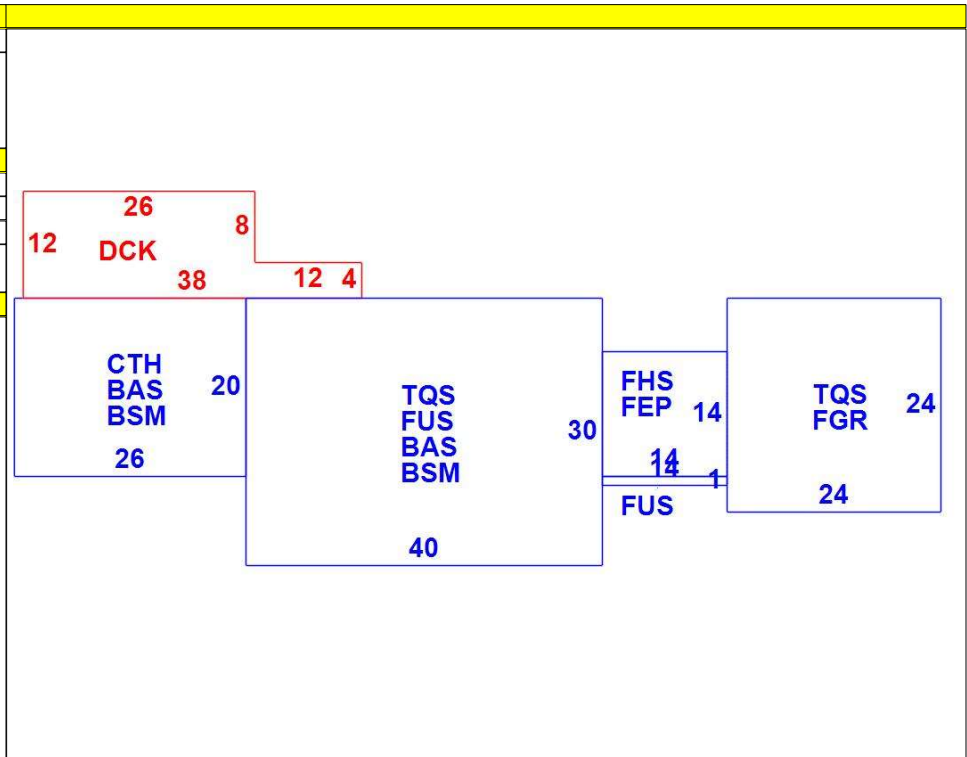
This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

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
QP-19-293	11-20-2019	MN		6,062		100	12-10-2019	REPLACE 5 WINDOWS		03-18-2021	SJD	9	1	07	Measure - Info @ Door
71	03-07-2008	AD	Addition	20,000		100		126' BTHRM/3RDFLAREA		09-18-2018	SJD			20	Field Review
13700	06-16-1995	NC	New Construct	15,000	05-22-1996	100		19X38 INGR GUNITE PL		04-12-2013	VGS			20	Field Review
12730	04-06-1993	NC	New Construct	185,000	01-01-1994	100		NEW DW		02-27-2009	KB		4	08	Measure - Interior Refusal

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	VACANT LOT AS OF 010190	1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.220	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,700
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			357,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1720	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2.75				
Occupancy	1		<b>CONDO DATA</b>		
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			953,310
Interior Floor 2			Net Other Adj		73,805
Heat Fuel	02	Oil	Replace Cost		1,027,114
Heat Type	05	Hot Water	Year Built		1993
AC Type	03	Central	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		15
Total Rooms	10		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		85
Gas Fireplaces	0		Cns Sect Rcnd		873,000
Sq Ft Fin Bsmt	1200		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1720		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
SPL2	Ing Pool-Good	L	722	89.00	1995	A	70	C	1.00	45,000
PTO	Patio	L	336	15.00	2000	A	70	C	1.00	3,500
SHD1	Shed	L	140	21.00	1985	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,720	1,720	1,720	185.32	318,758
BSM	Basement	0	1,720	344	37.06	63,752
CTH	Cathedral Ceiling	0	520	52	18.53	9,637
DCK	Deck	0	360	36	18.53	6,672
FEP	Finished Enclosed Porch	0	196	118	111.57	21,868
FGR	Garage	0	576	230	74.00	42,625
FHS	Finished Half Story	98	196	98	92.66	18,162
FUS	Finished Upper Story	1,214	1,214	1,214	185.32	224,984
TQS	Three Quarter Story	1,332	1,776	1,332	138.99	246,852
Ttl Gross Liv / Lease Area		4,364	8,278	5,144		953,310

