

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VAUGHN DANA GREGORY			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
118 BAYRIDGE LN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	474,100	474,100	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	443,800	443,800		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1797 Total Acres .55 Chapter Lan GIS ID F_875007_2834531		Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	11,200	11,200		
							Total	929,100	929,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VAUGHN DANA GREGORY		LCC 134491	09-16-2022	U	I	615,000	1	Year	Code	Assessed	Year	Code	Assessed
BROCK DONALD C TT		LCC 40992	07-08-1988	U	I	1	1A	2023	1010	149,600	2022	1010	124,300
									1010	433,100		1010	368,100
									1010	8,600		1010	8,600
							Total	591,300	Total	501,000	Total	436,400	

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)	474,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	11,200
Appraised Land Value (Bldg)	443,800
Special Land Value	0
Total Appraised Parcel Value	929,100
Valuation Method	C
Total Appraised Parcel Value	929,100

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
BPO-22-423 109	11-03-2022 09-16-2008	AD MN	Addition Maintenance	248,000 780	07-19-2023	100 100	07-12-2023	Add a 10x25 1 story addition. Ad REPL WINDOW	07-19-2023 04-12-2023 03-11-2021 09-17-2018 04-12-2013 12-14-2006	SJT SJT SJD SJD VGS KP	5 5 10 20 20		06 05 01 20 20 00	Inspection Only Measure - Under Construct Measure - No Entry Field Review Field Review 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	23,958 SF	13.33	1.00000	5	1.00	0070	1.389		1.0000	18.52	443,800
Total Card Land Units					0.55 AC	Parcel Total Land Area					0.55	Total Land Value			443,800

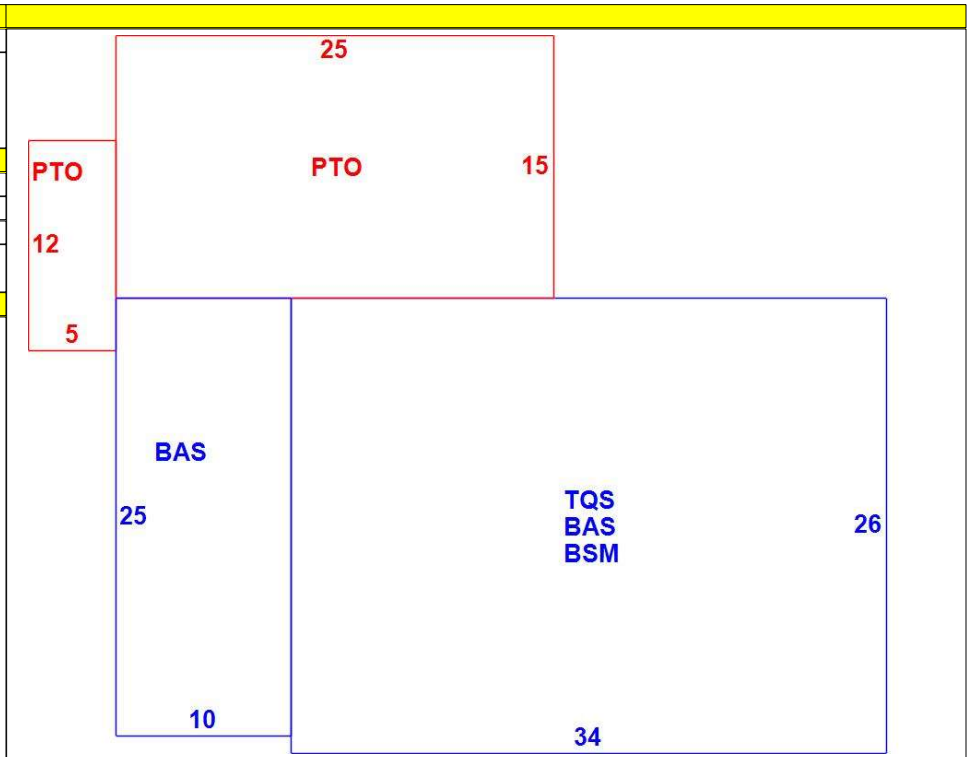
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1134	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area		N/A
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	05	Conc Block			
Bsmt Garage	0				
Bsmt Area	1134				

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION	
Net Other Adj	509,032
Replace Cost	23,635
Year Built	1950
Effective Year Built	2010
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	11
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	89
Cns Sect Rcnld	474,100
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
FGR1	Garage - 1 Sto	L	308	52.00	1980	A	70	C	1.00	11,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,134	1,134	1,134	255.03	289,199
BSM	Basement	0	884	177	51.06	45,140
PTO	Patio	0	435	22	12.90	5,611
TQS	Three Quarter Story	663	884	663	191.27	169,082
Ttl Gross Liv / Lease Area		1,797	3,337	1,996		509,032



07/19/2023