

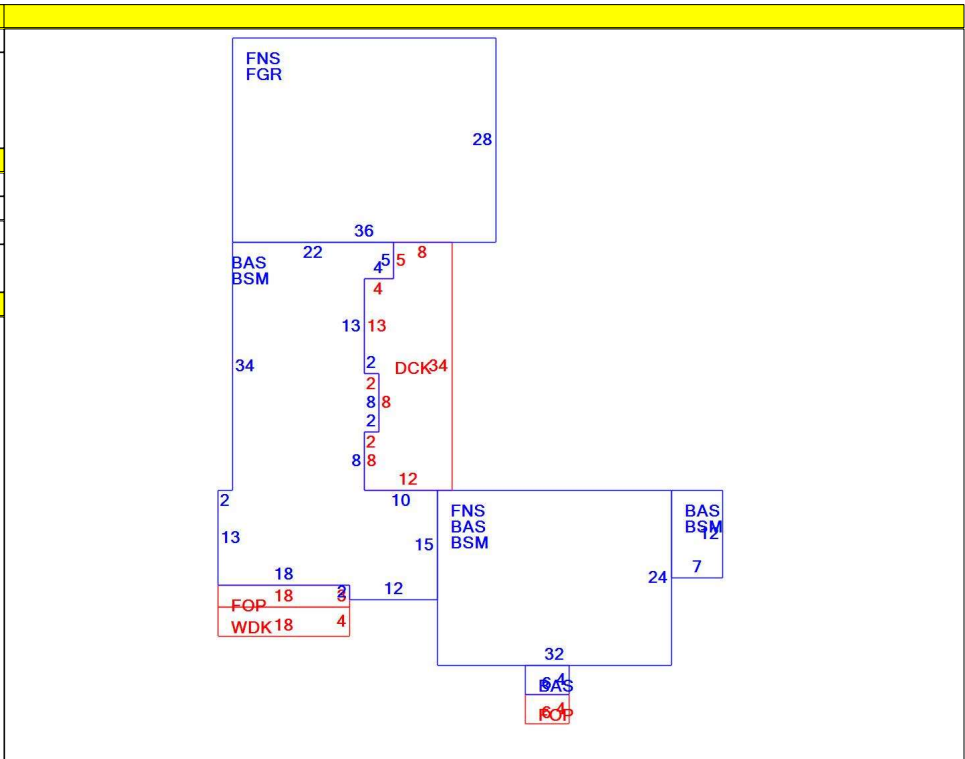
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
LEHNER SCOTT				0 Water		0 Two-Way		0 Average		Description	Code	Appraised	Assessed										
LEHNER FELICIA A				0 No Sewer		0 Paved		0 Average		RESIDENTL	1010	925,400	925,400										
118 BAY VIEW RD						0 Medium				RES LAND	1010	491,100	491,100										
SUPPLEMENTAL DATA														VISION									
Alt Prcl ID						Cyclical 7																	
Scnd Home						Exemption																	
Tax Class T						W																	
DUXBURY MA 02332				Tot Fin Area 3536		District		Res Exem															
GIS ID F_875434_2834821				Chapter Lan		Assoc Pid#																	
Total											1,416,500		1,416,500										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
LEHNER SCOTT				45519 0156		05-07-2015		Q I		824,500 00													
VERITY JOHN PATRICK & TARA JANE				34682 0002		06-15-2007		Q I		885,000 00		2023 1010		694,100		2022 1010		581,200		2021 1010		543,900	
OBRIEN BRIAN P				14831 0040		12-06-1996		Q I		210,000 00		1010		479,800		1010		404,800		1010		311,900	
Total											1,173,900		Total		986,000		Total		855,800				
EXEMPTIONS				OTHER ASSESSMENTS								This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int														
				Total		0.00																	
ASSESSING NEIGHBORHOOD												APPRAISED VALUE SUMMARY											
Nbhd		Nbhd Name		B		Tracing		Batch															
0070																							
NOTES														Appraised Bldg. Value (Card) 925,400									
														Appraised Xf (B) Value (Bldg) 0									
														Appraised Ob (B) Value (Bldg) 0									
														Appraised Land Value (Bldg) 491,100									
														Special Land Value 0									
														Total Appraised Parcel Value 1,416,500									
														Valuation Method C									
														Total Appraised Parcel Value 1,416,500									
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						
91	04-13-2007	RM	Remodel	39,000	05-14-2008	100		1150'BSTMT,BTRM,PLRM				09-17-2018	SJD			20	Field Review						
15212	11-13-1998	NC	New Construct	120,000	01-01-2000	100		ADD GAR, PORCHS,BDRM				05-09-2016	SJD	9	1	01	Measure - No Entry						
14335	12-17-1996	NC	New Construct	39,000		100		DORMERS FRONT & BACK				04-12-2013	VGS			20	Field Review						
												05-14-2008	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	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	0.100	AC 35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.12	4,900					
Total Card Land Units					1.02	AC	Parcel Total Land Area					1.02	Total Land Value					491,100					

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1914	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	02	Shed			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	1				
Extra Fixtures	4				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	400				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1914				

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

COST / MARKET VALUATION				
Net Other Adj		1,040,890		
Replace Cost		60,725		
Year Built		1952		
Effective Year Built		2005		
Depreciation Code		E		
Remodel Rating				
Year Remodeled				
Depreciation %		16		
Functional Obsol				
External Obsol				
Trend Factor		1.000		
Condition				
Condition %				
Percent Good		84		
Cns Sect Rcnd		925,400		
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,938	1,938	1,938	237.76	460,769
BSM	Basement	0	1,914	383	47.58	91,060
DCK	Deck	0	372	37	23.65	8,797
FGR	Garage	0	1,008	403	95.05	95,815
FNS	Finished 90% Story	1,598	1,776	1,598	213.93	379,932
FOP	Open Porch	0	78	12	36.58	2,853
WDK	Deck	0	72	7	23.12	1,664
Ttl Gross Liv / Lease Area		3,536	7,158	4,378		1,040,890

