

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
LANGFORD CAROL ANN TT CAROL ANN LANGFORD REV TR PO BOX 2895  DUXBURY MA 02331		0	Water	0	Dead End	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	190,800	190,800
				0	Light			RES LAND	1010	3,087,500	3,087,500
<b>SUPPLEMENTAL DATA</b>											
Alt Prcl ID				Cyclical		9		RESIDNTL	1010	6,500	6,500
Scnd Home				Exemption		W					
Tax Class T				District		W					
Tot Fin Area 1626				Res Exem							
Total Acres .988				Chapter Lan							
GIS ID F_879884_2828401				Assoc Pid#							
Total									3,284,800	3,284,800	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LANGFORD CAROL ANN TT	33018	0297	07-13-2006	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
LANGFORD CAROLA	32112	0062	01-25-2006	U	I	483,000	1A	2023	1010	205,500	2022	1010	179,100
									1010	2,695,600		1010	2,403,200
									1010	4,700		1010	4,700
Total									2,905,800	Total	2,587,000	Total	2,188,600

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 190,800			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

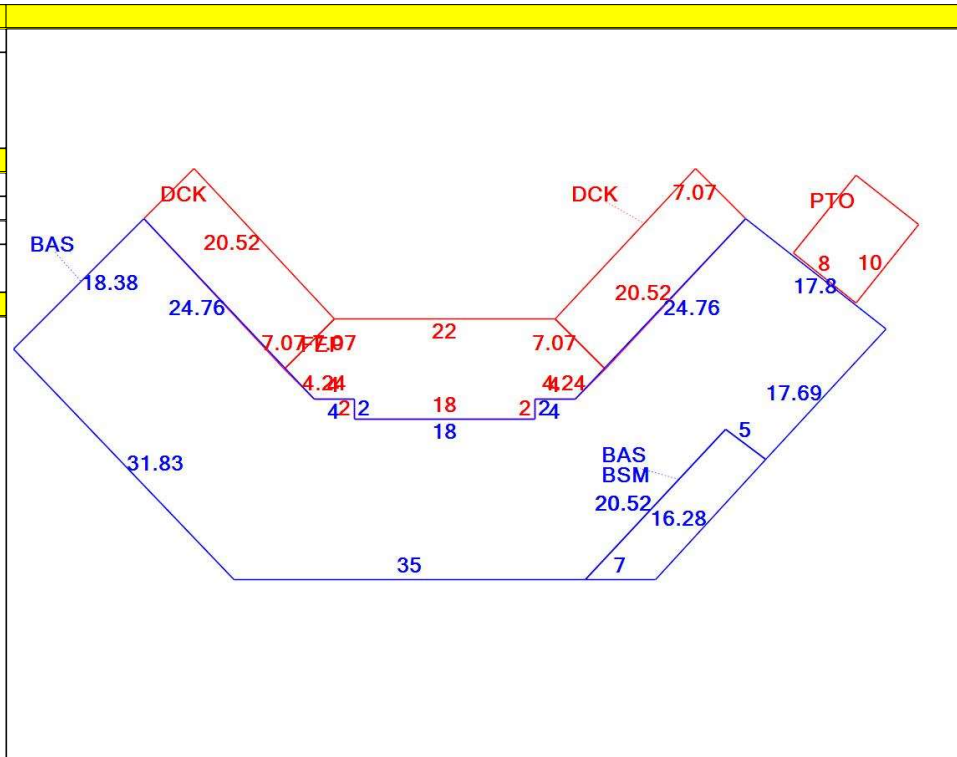
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
Total Appraised Parcel Value 3,284,800			

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
11378	10-02-1989	MN	Maintenance	10,000		100			01-19-2016	SJD	0	8	06	Inspection Only
									05-04-2015	JLF	7	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									07-29-2008	BSB		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	PD	Primary	33,550	SF	10.05	1.00000	5	1.00	0090	3.661	BEACH FRONTAGE IS OWNE	W250	2.5000	91.98	3,086,000
1	1010	Single Family	WP	Undevelop	0.210	AC	2,000.00	1.00000	0	1.00	0090	3.661		1.0000	0.16	1,500	
Total Card Land Units					0.98	AC	Parcel Total Land Area					0.98	Total Land Value				3,087,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	93	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	09	Pine/Soft Wood			263,527
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	03	Gas	Replace Cost		276,526
Heat Type	04	Forced Air-Duc	Year Built		1952
AC Type	03	Central	Effective Year Built		1990
Bedrooms	2		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
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		69
Gas Fireplaces	0		Cns Sect Rcnld		190,800
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	93		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
CPT	Carport	L	460	20.00	1970	F	55	C	1.00	5,100
SHD1	Shed	L	120	21.00	1970	F	55	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,620	1,620	1,620	144.24	233,669
BSM	Basement	0	93	19	29.47	2,741
DCK	Deck	0	290	29	14.42	4,183
FEP	Finished Enclosed Porch	0	258	155	86.66	22,357
PTO	Patio	0	80	4	7.21	577
Ttl Gross Liv / Lease Area		1,620	2,341	1,827		263,527

