

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEMIEUX JON			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
LEMIEUX SARAH D			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	602,800	602,800
291 STANDISH ST		SUPPLEMENTAL DATA			RES LAND	1010	1,433,900	1,433,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3048 Total Acres 2.868 Chapter Lan GIS ID F_879982_2830339			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	57,300	57,300
						Total		2,094,000	2,094,000

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
LEMIEUX JON		LCC 122077	07-01-2015	Q	I	944,900	00	Year	Code	Assessed	Year	Code	Assessed	
GUILLEMAN EVAN		LCC 120266	04-04-2014	U	I	875,000	1	2023	1010	450,300	2022	1010	376,000	
KUZMINSKI LAWRENCE N & KUZMINSK		LCC 91051	02-28-1997	Q	I	412,000	00		1010	1,303,900		1010	894,300	
									1010	51,500		1010	51,500	
						Total		1,805,700	Total		1,321,800	Total		1,166,600

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	602,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	57,300
Appraised Land Value (Bldg)	1,433,900
Special Land Value	0
Total Appraised Parcel Value	2,094,000
Valuation Method	C
Total Appraised Parcel Value	2,094,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

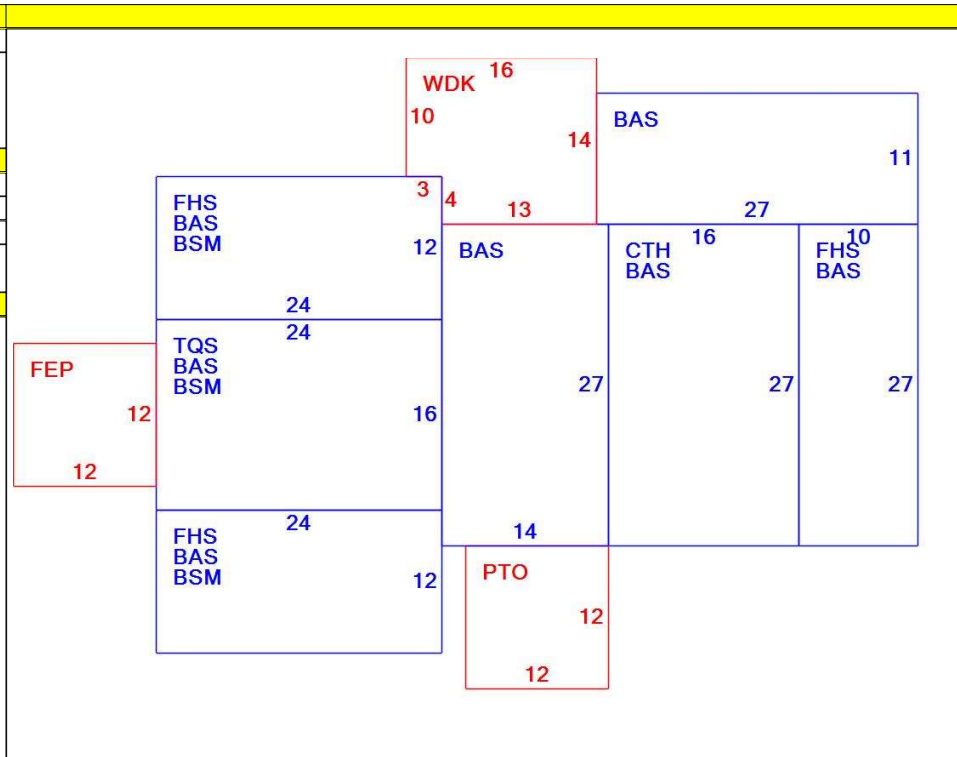
NOTES													

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
QPO-23-19	06-23-2023	MN	Maintenance	5,000		100		WEATHERIZATION/AIR SEALIN	05-19-2014	SJD	9	1	00	Measure & Listed
1990365	08-18-1999	MN	Maintenance	7,500		100		REMV/REPLAS ROOFNG	04-12-2013	VGS			20	Field Review
15035	07-15-1998	NC	New Construct	10,000	05-14-1999	100		46'L10'H11'D WALKWAY	09-09-2008	BSB		1	00	Measure & Listed
10854	06-02-1988	NC	New Construct			100		GAR 24'X32' W/LOFT						

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	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	1.950	AC 35,000.00	0.61025	5	1.00	0090	3.661		1.0000	1.80	152,500	
Total Card Land Units					2.87	AC	Parcel Total Land Area					2.87	Total Land Value			1,433,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.65				
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	14	Carpet			
Interior Floor 2	12	Hardwood			
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	4				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	960				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
Net Other Adj			702,940	
Replace Cost			32,190	
Year Built			1930	
Effective Year Built			2003	
Depreciation Code			E	
Remodel Rating				
Year Remodeled				
Depreciation %			18	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			82	
Cns Sect Rcnld			602,800	
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
FGR7	Garage - Fin U	L	768	98.00	1975	A	70	C	1.00	52,700
SHD1	Shed	L	48	21.00	1980	A	70	C	1.00	700
SHD1	Shed	L	64	21.00	1985	A	70	C	1.00	900
SHD1	Shed	L	204	21.00	1985	A	70	C	1.00	3,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,337	2,337	2,337	206.93	483,594
BSM	Basement	0	960	192	41.39	39,730
CTH	Cathedral Ceiling	0	432	43	20.60	8,898
FEP	Finished Enclosed Porch	0	144	86	123.58	17,796
FHS	Finished Half Story	423	846	423	103.46	87,531
PTO	Patio	0	144	7	10.06	1,449
TQS	Three Quarter Story	288	384	288	155.20	59,596
WDK	Deck	0	212	21	20.50	4,346
Ttl Gross Liv / Lease Area		3,048	5,459	3,397		702,940

