

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LEGAULT CRAIG			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
LEGAULT RACHEL TEUBER			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,840,200	1,840,200	
28 MAYFLOWER AVE				0 Medium		RES LAND	1010	1,260,200	1,260,200	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID	Cyclical 9							
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 4246	District							
		Total Acres 1.507	Res Exem							
		Chapter Lan								
		GIS ID F_880447_2829201	Assoc Pid#							
							Total	3,109,100	3,109,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEGAULT CRAIG	51990	208	11-22-2019	Q	I	2,575,000	00	Year	Code	Assessed	Year	Code	Assessed
QUINZANI ROB ROY	46983	0164	05-27-2016	U	V	760,000	1P	2023	1010	1,431,500	2022	1010	1,329,800
HERNDON MARK L TT	9037	0253	03-01-1995	U	I	197,500	1F		1010	1,440,000		1010	1,308,000
HERNDON MARK L TRUSTEE	9037	0253	03-17-1989	Q	I	197,500	00		1010	6,300			
HERNDON MARK L	9037	0253	03-17-1989	Q	I	197,500	00						
							Total	2,877,800	Total	2,637,800	Total	2,365,200	

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
0100				

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	1,840,200		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	8,700		
Appraised Land Value (Bldg)	1,260,200		
Special Land Value	0		
Total Appraised Parcel Value	3,109,100		
Valuation Method	C		
Total Appraised Parcel Value	3,109,100		

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-21-235	07-07-2021	RM	Remodel	70,200		100		PLAN#AY-002 MSTR BED/BTHR	01-21-2021	SJD	0	1	00	Measure & Listed
2016-257	08-03-2016	MS	Miscellaneous	30,000	05-24-2018	100		HYDROAIR WITH COMPLETE	05-12-2020	SJD	9		20	Field Review
2016-235	07-20-2016	NC	New Construct	521,000	05-24-2018	100		FOUNDATION, SIN FAM DWELL	05-24-2018	JLF	5		01	Measure - No Entry
2016-179	05-25-2016	NC	New Construct	29,000	06-05-2017	100		FOUNDATION FOR A 2200' SIN	06-14-2017	JLF	5		01	Measure - No Entry
11898	05-14-1991	DM	Demolish		02-01-1992	100		DEMOLISH HOUSE	06-05-2017	JLF	5		06	Inspection Only
									07-01-1996	BB			70	Prior Inspection

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	0100	3.519			1.0001	30.79	1,231,700
1	1010	Single Family	RC	Residual	0.210	AC 35,000.00	1.00000	5	1.00	0100	3.519			1.0000	2.83	25,800
1	1010	Single Family	RC	Undevelop	0.380	AC 2,000.00	1.00000	0	1.00	0100	3.519			1.0000	0.16	2,700
Total Card Land Units					1.51	AC	Parcel Total Land Area					1.51	Total Land Value			1,260,200

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1718	
Model	01	Residential	Bsmt Type	04	Full
Grade	13	Prime++	Unfin Area		
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,790,585
Interior Floor 2			Replace Cost		1,957,649
Heat Fuel	03	Gas	Year Built		2016
Heat Type	04	Forced Air-Duc	Effective Year Built		2015
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		6
Extra Fixtures	3		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		94
Fireplaces			Percent Good		
Extra Openings			Cns Sect Rcnld		1,840,200
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1514		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage			Cost to Cure Ovr		
Bsmt Area	1718		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
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,718	1,718	1,718	352.83	606,153
BSM	Basement	0	1,718	344	70.65	121,372
DCK	Deck	0	284	28	34.79	9,879
FGR	Garage	0	912	365	141.21	128,781
FHS	Finished Half Story	432	864	432	176.41	152,420
FNS	Finished 90% Story	605	672	605	317.65	213,459
FOP	Open Porch	0	437	66	53.29	23,286
FUS	Finished Upper Story	1,491	1,491	1,491	352.83	526,062
PTO	Patio	0	516	26	17.78	9,173
Ttl Gross Liv / Lease Area		4,246	8,612	5,075		1,790,585

