

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LUKAS NEIL E			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
LUKAS SARAH E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,551,100	1,551,100	
56 CRESCENT STREET				0 Medium		RES LAND	1010	2,248,200	2,248,200	
SUPPLEMENTAL DATA						RESIDNTL	1010	10,500	10,500	VISION
DUXBURY MA 02332	Alt Prcl ID	Cyclical 9								
	Scnd Home	Exemption								
	Tax Class T	W								
	Tot Fin Area 4614	District								
	Total Acres 1.838	Res Exem								
	Chapter Lan									
	GIS ID F_878345_2829748	Assoc Pid#								
						Total		3,809,800	3,809,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LUKAS NEIL E		52533 86	03-27-2020	Q	I	2,490,000	00	Year	Code	Assessed	Year	Code	Assessed		
GERRAUGHTY HOLLY L		17357 71	04-15-1999	U	I	1,500,000	1	2023	1010	1,175,100	2022	1010	1,014,500		
RHB DEVELOPMENT INC		16271 227	06-05-1998	U	V	360,000	1		1010	2,492,100		1010	1,695,600		
									1010	7,000		1010	7,000		
								Total		3,674,200	Total		2,717,100	Total	2,517,100

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) 1,551,100			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			Batch

NOTES			
Total Appraised Parcel Value 3,809,800			
Valuation Method C			
Total Appraised Parcel Value 3,809,800			

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	
BPO-20-59	06-02-2020	MN	Maintenance	38,299		100	09-23-2020	Refurbish 2 Bathrooms on 2nd fl	03-14-2023	SJD	0	1	06	Inspection Only	
BPO-20-56	05-26-2020	RM	Remodel	34,499		100	09-23-2020	REMODEL MASTER BEDROOM	03-13-2023	SJD	0	1	01	Measure - No Entry	
AP-19-248	10-08-2019	MN		4,446		100	12-10-2019	CHIMNEY REPAIRS	09-02-2020	SJT	5		20	Field Review	
QP-19-143	06-11-2019	MN		26,000		100		9 WINDOWS AND 2 DOORS	11-12-2019	SJD	7	1	00	Measure & Listed	
2016-106	06-24-2016	MN	Maintenance	26,000		100		STRIP & REROOD 46 SQUARE	04-12-2013	VGS			20	Field Review	
101	05-06-2010	MS	Miscellaneous	19,000		100		EXT TO DECK,STAIRS	09-20-2010	KP			08	Measure - Interior Refusal	
19990497	10-26-1999	RM	Remodel	23,000	01-01-2001	100		FINISH BSMT ROOM							

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	VERY GOOD VIEW	V175,ES95	1.6625	53.26	2,130,300	
1	1010	Single Family	RC	Residual	0.920 AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	117,900	
Total Card Land Units					1.84	AC	Parcel Total Land Area					1.84	Total Land Value				2,248,200

