

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
LADIEU JAY		0	Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
KRISTY LADIEU		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	951,800	951,800	
39 EAGLES NEST RD				0 Medium		RES LAND	1010	1,284,000	1,284,000	
DUXBURY MA 02332						RESIDNTL	1010	104,100	104,100	
SUPPLEMENTAL DATA										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3163 Total Acres .938 Chapter Lan				Cyclical 9 Exemption W District Res Exem						
GIS ID F_880187_2831693				Assoc Pid#		Total 2,339,900 2,339,900				

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LADIEU JAY	LCC	125364	06-28-2017	Q	I	1,342,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
BOESS CARSTEN	LCC12	0	04-20-2016	Q	I	1,225,000	00	2023	1010	727,300	2022	1010	617,800	2021	1010	591,400
TURNER KATHLEEN C TT	LCC11	0	03-10-2009	U	I	1	1F		1010	1,120,000		1010	762,000		1010	758,500
TURNER JOHN H	105792	0	07-29-2004	Q	I	1,300,000	00		1010	58,700		1010	58,700		1010	55,900
EWANICK JOEL	LCC97	0	04-27-2000	Q	I	579,000	00	Total 1,906,000 Total 1,438,500 Total 1,405,800								

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)	951,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	104,100
Appraised Land Value (Bldg)	1,284,000
Special Land Value	0
Total Appraised Parcel Value	2,339,900
Valuation Method	C
Total Appraised Parcel Value	2,339,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0090			

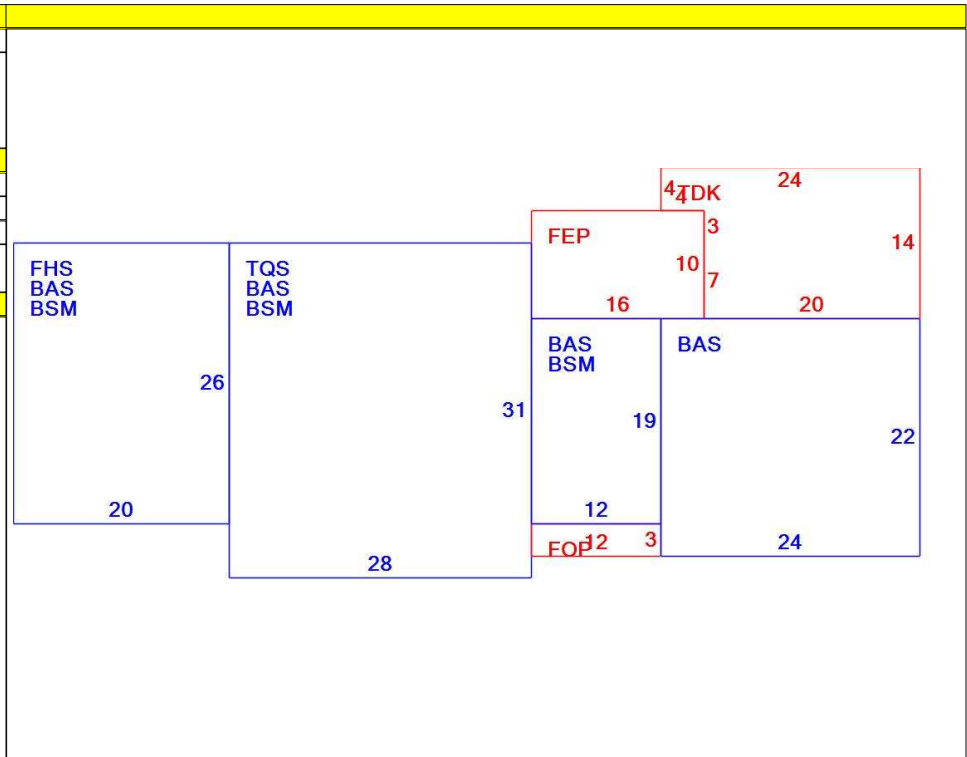
NOTES										

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
2016-151	05-12-2016	RM	Remodel	7,000	06-04-2018	100		REMOVE 12' WALLS, REMOVE	06-04-2018	JLF	5		30	Quality Control
20010258	07-03-2001	RM	Remodel	25,000	12-07-2001	100		DORMER & INTERNAL WK	12-20-2016	SJD	9		01	Measure - No Entry
120010001	01-02-2001	NC	New Construct	28,000	12-07-2001	100		GARAGE WITH DORMER	04-12-2013	VGS			20	Field Review
20000295	08-01-2000	RM	Remodel	13,500	12-07-2001	100		CONV GRG TO LIV SP	01-13-2005	KP		1	00	Measure & Listed
20000188	05-24-2000	RM	Remodel	25,000	10-17-2001	100		KTCHN/WINDOWS/SIDING						
11639	07-11-1990	NC	New Construct	15,000	01-01-1991	100		21X38 INGR POOL&DECK						

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	0.020 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.98	2,600		
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value					1,284,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1678	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	1.75				
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	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	9				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1530				
FBM Quality	05	Living Area			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1678				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				
COST / MARKET VALUATION				
			986,997	
Net Other Adj			119,795	
Replace Cost			1,106,792	
Year Built			1965	
Effective Year Built			2007	
Depreciation Code			E	
Remodel Rating				
Year Remodeled				
Depreciation %			14	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			86	
Cns Sect Rcnd			951,800	
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
SPL1	Ing Pool - Ave	L	798	64.00	1990	A	70	C	1.00	35,800
FGR5	Garage - 2 Sto	L	624	91.00	2001	A	70	B	1.50	59,600
GNR	GENERATOR	L	1	12400.00	2010	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	2,144	2,144	2,144	281.28	603,056
BSM	Basement	0	1,616	323	56.22	90,852
FEP	Finished Enclosed Porch	0	160	96	168.77	27,002
FHS	Finished Half Story	260	520	260	140.64	73,132
FOP	Open Porch	0	36	5	39.07	1,406
TDK	Trex Deck	0	296	30	28.51	8,438
TQS	Three Quarter Story	651	868	651	210.96	183,111
Ttl Gross Liv / Lease Area		3,055	5,640	3,509		986,997

