

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LANGNER RUDOLPH JR			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
LANGNER MARY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	969,100	969,100
29 QUAIL RUN		SUPPLEMENTAL DATA			RES LAND	1010	1,620,000	1,620,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3915 Total Acres 1.928 Chapter Lan GIS ID F_880376_2831350			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	82,700	82,700
						Total		2,671,800	2,671,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
LANGNER RUDOLPH JR	LCC	125192	05-25-2017	Q	I	1,534,000	00	Year	Code	Assessed	Year	Code	Assessed			
PHINNEY ROBERT W JR & SUSAN R TT	LCC	118921	05-01-2013	U	I	10	1A	2023	1010	721,700	2022	1010	601,000			
PHINNEY ROBERT W JR	LCC	113670	08-21-2009	U	I	837,500	1		1010	1,413,100		1010	962,100			
CRAWFORD SCOTT W	106354	0	10-29-2004	Q	I	980,000	00		1010	53,800		1010	53,800			
								Total		2,188,600	Total		1,616,900	Total		1,566,500

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)	969,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	82,700
Appraised Land Value (Bldg)	1,620,000
Special Land Value	0
Total Appraised Parcel Value	2,671,800
Valuation Method	C
Total Appraised Parcel Value	2,671,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0090			

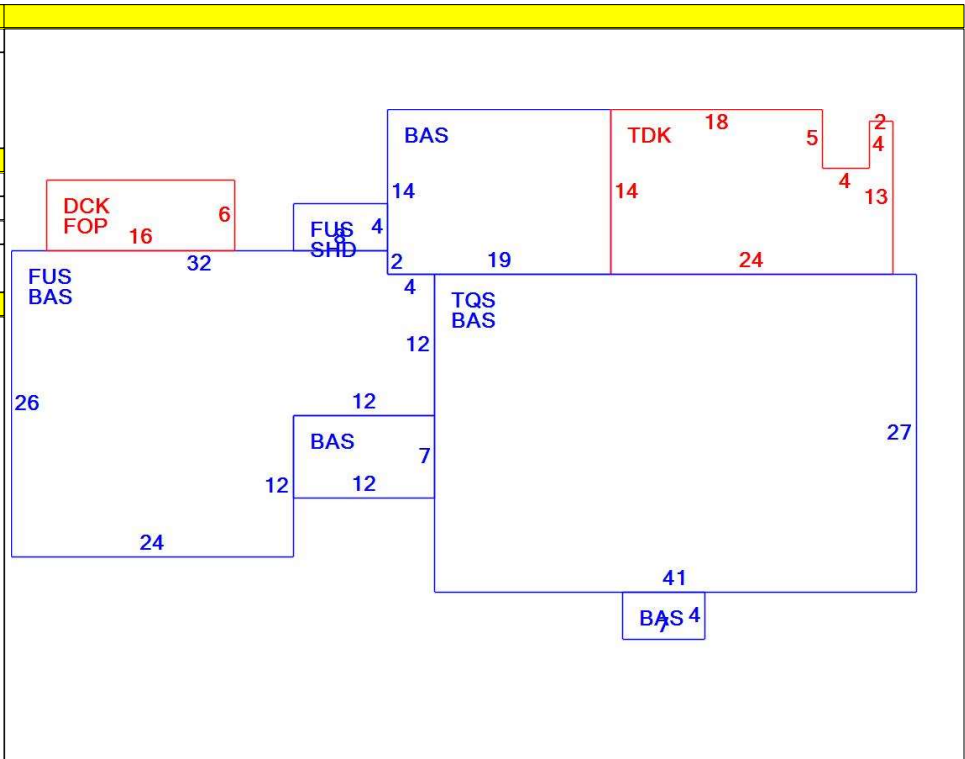
NOTES													

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
154	07-19-2010	NC	New Construct	35,000	09-26-2011	100		DT480'BARN,UNF2NDL		04-10-2018	SJD	9	1	00	Measure & Listed
188	10-08-2009	NC	New Construct	178,000		100		624'FRM,MB,B,456'KIT		04-05-2017	SJD	9		01	Measure - No Entry
187	10-08-2009	DM	Demolish	11,000		100		GARAGE		04-12-2013	VGS			20	Field Review
2005214	11-04-2006	AD	Addition		09-30-2006	100		NEW MUD		03-05-2012	K-S		1	00	Measure & Listed
514	11-04-2005	MS	Miscellaneous	2,000	09-30-2006	100		12' WALL							

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	GOOD VIEW	V125	1.2500	40.05	1,601,800
1	1010	Single Family	RC	Residual	0.090	AC 35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.93	11,500
1	1010	Single Family	WP	Undevelop	0.920	AC 2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	6,700
Total Card Land Units					1.93	AC	Parcel Total Land Area					1.93	Total Land Value			1,620,000

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	09	Custom	Unfin Area	0.00	Crawl
Stories	1.75		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,087,763
Interior Floor 2			Replace Cost		39,140
Heat Fuel	02	Oil	Year Built		1,126,904
Heat Type	04	Forced Air-Duc	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		2007
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		14
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good		86
Extra Openings	0		Cns Sect Rcnd		969,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	0		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
BRN9	Barn - Liv Area	L	960	123.00	2010	A	70	C	1.00	82,700

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,269	2,269	2,269	273.24	619,979
DCK	Deck	0	96	10	28.46	2,732
FOP	Open Porch	0	96	14	39.85	3,825
FUS	Finished Upper Story	816	816	816	273.24	222,963
SHD	Attached Shed	0	32	11	93.93	3,006
TDK	Trex Deck	0	314	31	26.98	8,470
TQS	Three Quarter Story	830	1,107	830	204.87	226,788
Ttl Gross Liv / Lease Area		3,915	4,730	3,981		1,087,763

