

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MOLLEUR JESSICA LOUDERBACK PAUL A 17 HORNBEAM RD  DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	292,500	292,500
		SUPPLEMENTAL DATA		0	Light	0	Average	RES LAND	1010	1,307,000	1,307,000
		Alt Prcl ID		Cyclical		9		RESIDNTL	1010	700	700
		Scnd Home		Exemption							
		Tax Class T		W							
		Tot Fin Area 2610		District							
		Total Acres 1.12		Res Exem							
		Chapter Lan									
		GIS ID F_878688_2833719		Assoc Pid#							
								Total		1,600,200	1,600,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MOLLEUR JESSICA	LCC	128421	04-26-2019	U	I	810,000	1	Year	Code	Assessed	Year	Code	Assessed			
HERRIGER ROY W	4522	0175	08-31-1978	U	I	1	1	2023	1010	241,400	2022	1010	205,000			
									1010	1,140,200		1010	775,700			
									1010	400		1010	400			
								Total		1,382,000	Total		981,100	Total		854,100

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
0090				

NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	292,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	700
Appraised Land Value (Bldg)	1,307,000
Special Land Value	0
Total Appraised Parcel Value	1,600,200
Valuation Method	C
Total Appraised Parcel Value	1,600,200

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
									02-08-2023	SJD	0	1	00	Measure & Listed
									05-29-2019	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									09-13-2008	BSB		1	00	Measure & Listed

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			32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.200	AC 35,000.00	1.00000	5	1.00	0090	3.661			2.94	25,600	
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			1,307,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1590	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.7				
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	02	Oil	Net Other Adj	705,490	
Heat Type	05	Hot Water	Replace Cost	731,154	
AC Type	03	Central	Year Built	1957	
Bedrooms	4		Effective Year Built	1971	
Full Baths	3		Depreciation Code	P	
Half Baths	0		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %	50	
Bath Style	02	Average	Functional Obsol	10	
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor	1.000	
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good	40	
Sq Ft Fin Bsmt			Cns Sect Rcnd	292,500	
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1590		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
SHD1	Shed	L	45	21.00	1970	A	70	C	1.00	700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,770	1,770	1,770	218.89	387,439
BSM	Basement	0	1,590	318	43.78	69,608
CTH	Cathedral Ceiling	0	180	18	21.89	3,940
FEP	Finished Enclosed Porch	0	54	32	129.71	7,005
FGR	Garage	0	576	230	87.40	50,345
FHS	Finished Half Story	300	600	300	109.45	65,668
FOP	Open Porch	0	232	35	33.02	7,661
PTO	Patio	0	961	48	10.93	10,507
TQS	Three Quarter Story	450	600	450	164.17	98,501
WDK	Deck	0	221	22	21.79	4,816
Ttl Gross Liv / Lease Area		2,520	6,784	3,223		705,490

