

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
PATEL ANIT T & REBECCA TT			0 Water	0 Dead End	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
LSH REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	2,025,400	2,025,400	
65 SAMOSET RD				0 Light		RES LAND	1010	3,247,400	3,247,400	
DUXBURY MA 02332		SUPPLEMENTAL DATA				RESIDNTL	1010	98,200	98,200	
Alt Prcl ID		Cyclical 9								
Scnd Home		Exemption								
Tax Class T		W W								
Tot Fin Area 3350		District								
Total Acres .32		Res Exem								
Chapter Lan										
GIS ID F_881943_2829658		Assoc Pid#								
						Total		5,371,000	5,371,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PATEL ANIT T & REBECCA TT		47416 0326	09-02-2016	Q	I	2,595,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
NICHOLS KATHLEEN B & PETER D		10651 0324	12-20-1991	U	I	1	1A	2023	1010	1,602,300	2022	1010	618,400	2021	1010	499,800
									1010	3,418,500		1010	3,126,300		1010	2,824,700
									1010	70,200		1010	6,300		1010	32,000
						Total		5,091,000	Total		3,751,000	Total		3,356,500		

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) 2,025,400			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			Batch

NOTES			
Total Appraised Parcel Value 5,371,000			
Valuation Method C			
Total Appraised Parcel Value 5,371,000			

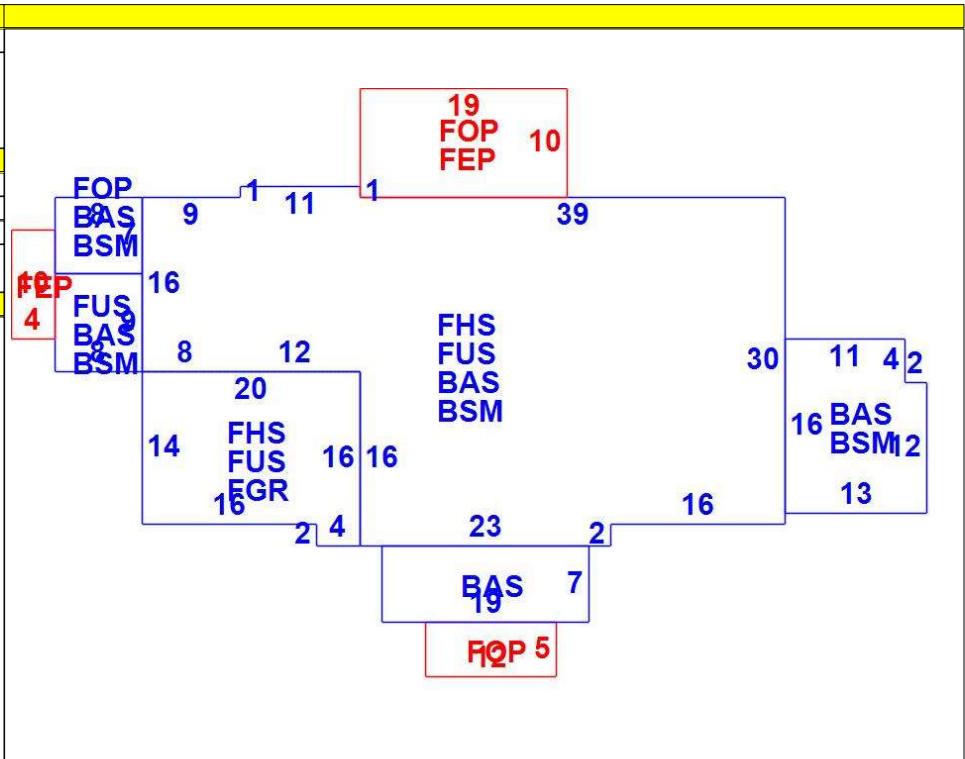
BUILDING PERMIT RECORD									VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-552	01-18-2022	MN	Maintenance	18,000		100	03-10-2022	10' CONCRETE RETAINING WA	03-28-2022	SJT	5		20	Field Review
BPO-20-260	10-21-2021	BP	Bldg Permit	150,000	04-19-2022	100		Construct a 322 sq ft garage con	09-29-2021	SJT	5		20	Field Review
BPO-21-323	09-24-2021	AD	Addition	71,450	04-19-2022	100	03-30-2023	15X31 GUNITE POOL W AUTO	05-06-2021	SJT	5		20	Field Review
BPO-20-202	10-27-2020	NC	New Construct	1,408,480	04-19-2022	100	08-22-2022	Construct a new SF dwelling. 1st	04-27-2021	SJT	5		06	Inspection Only
BP-20-97	10-01-2020	DM	Demolish	10,000	04-07-2021	100		Demo existing house and garage	04-07-2021	SJT	5		05	Measure - Under Construct
20000474	12-04-2000	BP	Bldg Permit			100			06-14-2017	SJD	9		01	Measure - No Entry
12989	10-27-1993	AD	Addition	4,000	01-01-1994	100		14X14ATT STRG TO GAR	04-12-2013	VGS			20	Field Review

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	13,939 SF	20.37	1.00000	5	1.00	0100	3.519		W325	3.2500	232.97	3,247,400
Total Card Land Units					0.32	AC	Parcel Total Land Area					0.32	Total Land Value			3,247,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1875	
Model	01	Residential	Bsmt Type	04	
Grade	12	Prime +	Unfin Area	0.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	4				
Half Baths	3				
Extra Fixtures	5				
Total Rooms	11				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1659				
FBM Quality	11	Excellent			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1875				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION			
Net Other Adj		1,762,240	
Replace Cost		2,045,865	
Year Built		2021	
Effective Year Built		2020	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %	1		
Functional Obsol			
External Obsol			
Trend Factor	1.000		
Condition			
Condition %			
Percent Good	99		
Cns Sect Rcnld		2,025,400	
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
GNC	GENERATOR	L	1	24100.00	2005	A	70	A	2.00	33,700
FGR1	Garage - 1 Sto	L	322	52.00	2022	E	100	A	2.00	33,500
SPL2	Ing Pool-Good	L	465	89.00	2022	G	50	B	1.50	31,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,008	2,008	2,008	320.00	642,560
BSM	Basement	0	1,875	375	64.00	120,000
FEP	Finished Enclosed Porch	0	230	138	192.00	44,160
FGR	Garage	0	288	115	127.78	36,800
FHS	Finished Half Story	918	1,835	918	160.09	293,760
FOP	Open Porch	0	306	46	48.10	14,720
FUS	Finished Upper Story	1,907	1,907	1,907	320.00	610,240
Ttl Gross Liv / Lease Area		4,833	8,449	5,507		1,762,240

