

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TEUBER ANN MARIE			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	
			0 Septic	0 Paved	0 Average	RESIDNTL	1010	265,600	265,600	
				0 Medium		RES LAND	1010	862,900	862,900	
C/O RACHEL TEUBER LEGAULT 28 MAYFLOWER AVE DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	16,600	16,600	905 DUXBURY, MA VISION	
		Alt Prcl ID	Scnd Home	RE-NEW FY2025	Cyclical Exemption	9				
		Tax Class	T	Tot Fin Area	2422	District				
		Chapter Lan		Total Acres	.17	Res Exem				
		GIS ID	F_880659_2828987	Assoc Pid#						
						Total	1,145,100	1,145,100		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TEUBER ANN MARIE	56168	192	12-14-2021	U	I	1,251,000	1T	Year	Code	Assessed	Year	Code	Assessed
COOMBS SUE HARE TT	41765	314	08-07-2012	U	I	1	1A	2023	1010	137,700	2022	1010	113,500
COOMBS SUE HARE	41695	204	07-25-2012	U	I	1	1A		1010	941,900		1010	849,000
COOMBS SUE HARE TT	36372	19	09-19-2008	U	I	1	1F		1010	5,900		1010	5,900
COOMBS SUE HARE	14534	163	07-25-1996	Q	I	212,000	00					1010	5,900
						Total		1,085,500	Total	968,400	Total	680,000	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0100			

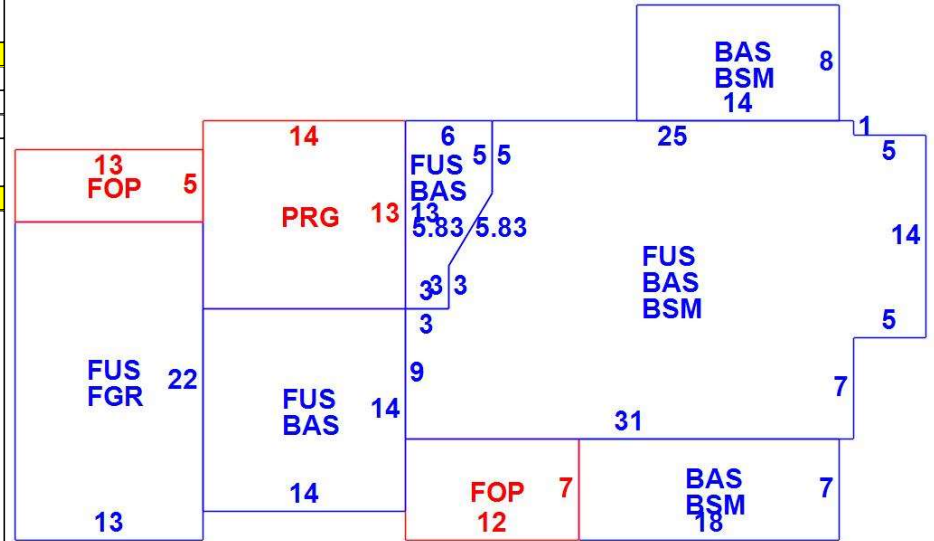
NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			265,600
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			16,600
Appraised Land Value (Bldg)			862,900
Special Land Value			0
Total Appraised Parcel Value			1,145,100
Valuation Method			C
Total Appraised Parcel Value			1,145,100

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-22-259	11-28-2022	DM	Demolish	21,000	03-21-2023	100		Demo existing house& 1 car gara	05-30-2023	SJT	5		05	Measure - Under Construct
BPO-22-244	11-28-2022	00	Undefined	657,000	03-21-2023	30		Construct a new 3 bed dwelling.	03-21-2023	SJT	5		12	Property Est. - No Access
2016-59	04-25-2016	MN	Maintenance	3,500		100		INSULATION/WEATHERIZATIO	05-02-2022	SJD	9		01	Measure - No Entry
2013-183	09-24-2013	MN	Maintenance	5,149		100		4 REPL WINDOWS	02-07-2018	SJD	0	1	00	Measure & Listed
14637	08-25-1997	NC	New Construct	5,500	01-27-1998	100		12X20 SCREEN PORCH	04-12-2013	VGS			20	Field Review
12149	12-06-1991	RM	Remodel			100		INSTALL STOVE	02-15-2011	KP		1	00	Measure & Listed
11824	02-28-1991	AD	Addition	7,600		100		EXTEND SHED DORMERS						

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	7,405	SF	33.11	1.00000	5	1.00	0100	3.519		1.0000	116.53	862,900
Total Card Land Units					0.17	AC	Parcel Total Land Area					0.17	Total Land Value			862,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	929	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2				
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	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	4				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	1				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	929				

CONDO DATA			
Parcel Id	C	Own	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
Net Other Adj		840,029	
Replace Cost		45,305	
Year Built		885,334	
Effective Year Built		2022	
Depreciation Code		2021	
Remodel Rating		A	
Year Remodeled			
Depreciation %		0	
Functional Obsol		0	
External Obsol			
Trend Factor		1,000	
Condition		UC	
Condition %		30	
Percent Good		30	
Cns Sect Rcnd		265,600	
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
FGR1	Garage - 1 Sto	L	198	52.00	1960	A	70	C	1.00	7,200
SHD1	Shed	L	45	21.00	1965	A	70	C	1.00	700
GNR	GENERATOR	L	1	12400.00	2022	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	1,187	1,187	1,187	304.14	361,012
BSM	Basement	0	929	186	60.89	56,570
FGR	Garage	0	286	114	121.23	34,672
FOP	Open Porch	0	149	22	44.91	6,691
FUS	Finished Upper Story	1,235	1,235	1,235	304.14	375,610
PRG	Pergola	0	182	18	30.08	5,474
Ttl Gross Liv / Lease Area		2,422	3,968	2,762		840,029

