

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LEONARD WALTER & ELIZABETH TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
LEONARD REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	417,600	417,600
74 GURNET RD		SUPPLEMENTAL DATA			RES LAND	1010	723,700	723,700	
DUXBURY MA 02332		Alt Prcl ID Scnd Home 500640 Tax Class T Tot Fin Area 2148 Total Acres .39 Chapter Lan GIS ID F_886947_2851095			Cyclical Exemption W District SEAWALL 2 Res Exem Assoc Pid#		Total		1,141,300
						Total		1,141,300	1,141,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LEONARD WALTER & ELIZABETH TTS		17436 0264	05-10-1999	U	I	10	1F	Year	Code	Assessed	Year	Code	Assessed
LEONARD RLTY TRUST		17039 0008	01-12-1999	Q	I	259,900	00	2023	1010	316,900	2022	1010	289,600
									1010	631,700		1010	535,100
								Total		948,600	Total		824,700
								Total			Total		698,300

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
0120			Batch

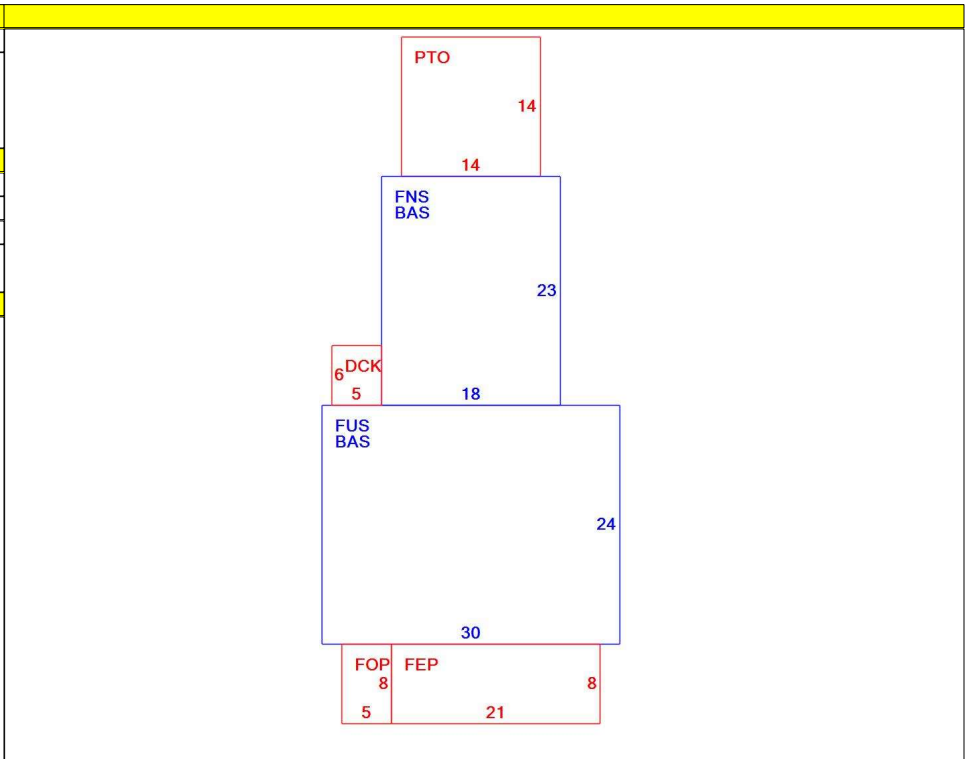
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	417,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	723,700
Special Land Value	0
Total Appraised Parcel Value	1,141,300
Valuation Method	C
Total Appraised Parcel Value	1,141,300

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
15332	02-18-1999	AD	Addition	50,000	01-01-2000	100		17X23 2 STY ADD	11-02-2015	JLF	10		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									11-26-1999	K+B		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	12,197 SF	22.63	1.00000	5	1.00	0120	2.096		V125	1.2500	59.29	723,100	
1	1010	Single Family	RC	Undevelop	0.110 AC	2,000.00	1.00000	0	1.00	0120	2.096		V125	1.2500	0.13	600	
Total Card Land Units					0.39 AC	Parcel Total Land Area					0.39	Total Land Value					723,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	06	Good	Unfin Area	0.00	Crawl
Stories	2		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			548,485
Interior Floor 2			Net Other Adj		23,635
Heat Fuel	03	Gas	Replace Cost		572,121
Heat Type	05	Hot Water	Year Built		1947
AC Type	03	Central	Effective Year Built		1994
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		27
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		73
Gas Fireplaces	0		Cns Sect Rcnd		417,600
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,134	1,134	1,134	233.70	265,012
DCK	Deck	0	30	3	23.37	701
FEP	Finished Enclosed Porch	0	168	101	140.50	23,603
FNS	Finished 90% Story	373	414	373	210.55	87,169
FOP	Open Porch	0	40	6	35.05	1,402
FUS	Finished Upper Story	720	720	720	233.70	168,261
PTO	Patio	0	196	10	11.92	2,337
Ttl Gross Liv / Lease Area		2,227	2,702	2,347		548,485



74 GURNET RD

