

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
LUCIER ALBERT W LIVING TRUST		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed		
LUCIER JUDITH A LIVING TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	390,700	390,700		
23 HOLLY TREE LN				0	Light			RES LAND	1010	358,400	358,400		
SUPPLEMENTAL DATA													
Alt Prcl ID				Cyclical				1					
Scnd Home				Exemption									
Tax Class T				W									
Tot Fin Area 2243				District									
Total Acres 1.158				Res Exem									
Chapter Lan													
GIS ID F_858286_2848878				Assoc Pid#									
Total										751,600		751,600	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)											
LUCIER ALBERT W LIVING TRUST	25971	0188	07-29-2003	U	I	100	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed			
								2023	1010	295,000	2022	1010	269,100	2021	1010	244,200			
									1010	372,700		1010	307,200		1010	256,000			
									1010	1,600		1010	1,600		1010	1,600			
Total										669,300		Total		577,900		Total		501,800	

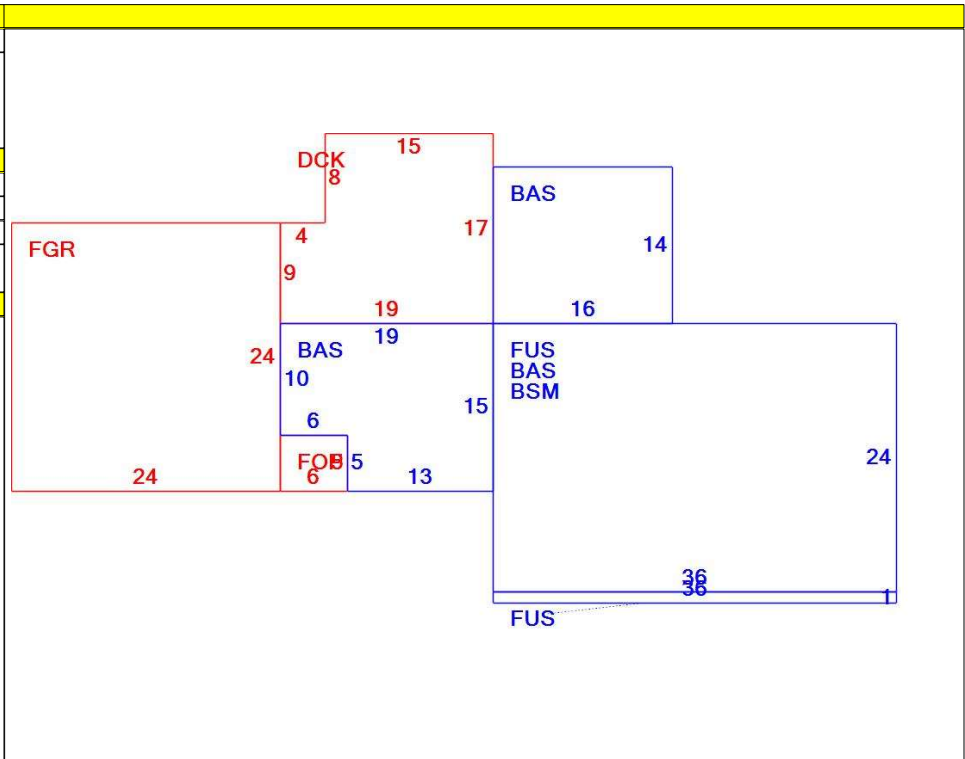
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0050											
NOTES											
Total Appraised Parcel Value										751,600	

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	
QPO-20-17	11-30-2020	MN	Maintenance	54,900		100		Replace wood siding & 25 windo STRIP & REROOF	04-12-2013	VGS			20	Field Review	
2015-124	06-17-2015	MN	Maintenance	25,500		100			04-02-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.240	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	8,400
Total Card Land Units					1.16	AC	Parcel Total Land Area					1.16	Total Land Value			358,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Own
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood			Factor%
Interior Floor 2			Condo Flr		
Heat Fuel	02	Oil	Condo Unit		
Heat Type	05	Hot Water	COST / MARKET VALUATION		
AC Type	01	None	Net Other Adj		500,478
Bedrooms	4		Replace Cost		13,650
Full Baths	1		Year Built		514,127
Half Baths	1		Effective Year Built		1967
Extra Fixtures	0		Depreciation Code		1997
Total Rooms	8		Remodel Rating		G
Bath Style	02	Average	Year Remodeled		
Kitchen Style	02	Average	Depreciation %		24
Extra Kitchens	0		Functional Obsol		
Fireplaces	1		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplaces	0		Condition		
Sq Ft Fin Bsmt	0		Condition %		
FBM Quality			Percent Good		76
Foundation	06	Poured Conc	Cns Sect Rcnld		390,700
Bsmt Garage	0		Dep % Ovr		
Bsmt Area	864		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
SHD1	Shed	L	168	21.00	1980	A	70	C	1.00	2,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	1,343	1,343	1,343	186.75	250,799	
BSM	Basement	0	864	173	37.39	32,307	
DCK	Deck	0	291	29	18.61	5,416	
FGR	Garage	0	576	230	74.57	42,951	
FOP	Open Porch	0	30	5	31.12	934	
FUS	Finished Upper Story	900	900	900	186.75	168,071	
Ttl Gross Liv / Lease Area		2,243	4,004	2,680		500,478	



23 HOLLY TREE LN

