

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
LANE MICHAEL P			0 Water	0 Arterial	0 Good	Description	Code	Appraised	Assessed	
LANE JILLIAN G			0 Septic	0 Paved	0 Average	RESIDNTL	1010	630,900	630,900	
175 HIGH ST				0 Medium		RES LAND	1010	368,100	368,100	
SUPPLEMENTAL DATA						RESIDNTL	1010	2,200	2,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2885 Total Acres 2.509 Chapter Lan GIS ID F_854098_2845603		Cyclical 1 Exemption W District Res Exem Assoc Pid#		Total 1,001,200 1,001,200				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
LANE MICHAEL P		56043 163	11-19-2021	Q	I	939,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
FITZPATRICK JAMES C		49174 324	11-14-2017	Q	I	685,000	00	2023	1010	483,800	2022	1010	445,400	2021	1010	391,900		
SULLIVAN-MOORE MAURA A		6257 122	08-18-1985	Q	I	190,000	00		1010	382,700		1010	315,800		1010	263,600		
									1010	1,500		1010	600		1010	600		
Total										868,000			Total		761,800		Total	656,100

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			0.00															
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name		B		Tracing			Batch			Appraised Bldg. Value (Card) 630,900							
0050											Appraised Xf (B) Value (Bldg) 0							
										Appraised Ob (B) Value (Bldg) 2,200								
										Appraised Land Value (Bldg) 368,100								
										Special Land Value 0								
										Total Appraised Parcel Value 1,001,200								
										Valuation Method C								
										Total Appraised Parcel Value 1,001,200								

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
QPO-21-33	01-03-2022	MN	Maintenance	4,433		100	01-03-2022	AIR SEALING		01-27-2020	SJD	0	1	06	Inspection Only
155	10-26-2009	MN	Maintenance	4,000		100		REPLACE 1 DOOR		04-09-2018	SJD	9	1	08	Measure - Interior Refusal
20	03-10-2006	MS	Miscellaneous	5,800		100		REPL DOOR		04-12-2013	VGS			20	Field Review
12196	01-14-1992	AD	Addition	64,000	09-12-1995	100		2STY ADDN 18X34 &DCK		01-17-2001	KPS		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	0.450	AC 35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.81	15,800	
1	1010	Single Family	RC	Undevelop	1.140	AC 2,000.00	1.00000	0	1.00	0050	1.000				1.0000	0.05	2,300	
Total Card Land Units					2.51	AC	Parcel Total Land Area					2.51	Total Land Value					368,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1473	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	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	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	609				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1473				

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

COST / MARKET VALUATION	
Net Other Adj	739,488
Replace Cost	59,080
Year Built	1983
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	630,900
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
SHD1	Shed	L	64	21.00	1995	A	70	C	1.00	900
PTO	Patio	L	123	15.00	2015	A	70	C	1.00	1,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,494	1,494	1,494	228.94	342,042
BSM	Basement	0	1,473	295	45.85	67,538
FOP	Open Porch	0	21	3	32.71	687
FUS	Finished Upper Story	1,391	1,391	1,391	228.94	318,461
WDK	Deck	0	471	47	22.85	10,760
Ttl Gross Liv / Lease Area		2,885	4,850	3,230		739,488

