

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CATINO PATRICK J			0 Water	0 Two-Way	0 Good	Description	Code	Appraised	Assessed
KELLEHER JANET M			0 Septic	0 Paved	0 Average	RESIDNTL	1010	481,100	481,100
PO BOX 2248		SUPPLEMENTAL DATA				RES LAND	1010	355,300	355,300
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1880 Total Acres 1.068 Chapter Lan GIS ID F_855929_2842577				RESIDNTL	1010	32,700	32,700
				Cyclical Exemption W District Res Exem	1				
				Assoc Pid#					
							Total	869,100	869,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CATINO PATRICK J		LCC 86734	07-26-1994	U	I	80,000	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	373,000	2022	1010	341,100
									1010	369,500		1010	304,500
									1010	11,600		1010	11,600
							Total	754,100	Total	657,200	Total	573,900	

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
0050			

NOTES			

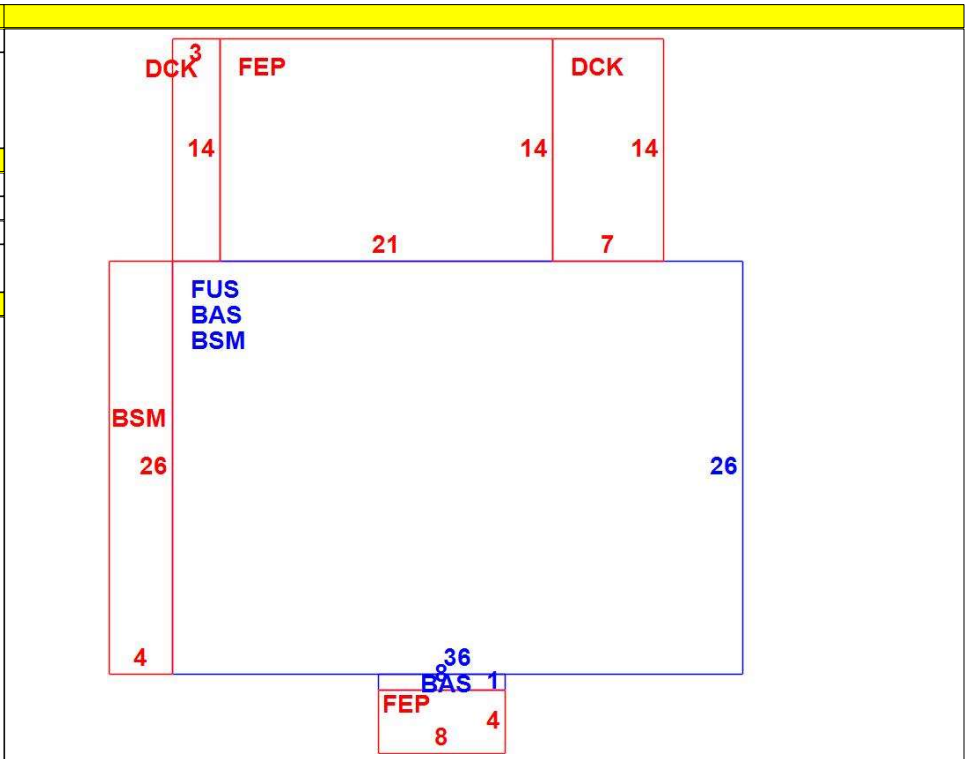
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	481,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	32,700
Appraised Land Value (Bldg)	355,300
Special Land Value	0
Total Appraised Parcel Value	869,100
Valuation Method	C
Total Appraised Parcel Value	869,100

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
2018-307	08-07-2018	BP	Bldg Permit	13,000		100		INSTALL FOUR HELICAL PILES	11-08-2022	SJT	10		13	Property Questionnaire
19990302	07-01-1999	NC	New Construct	19,500		100		19X33 ING POOL VYNYL	04-12-2013	VGS			20	Field Review
13758	07-28-1995	NC	New Construct	2,500	09-12-1995	100		8X12 SHED	03-26-2013	AO	6	6	30	Quality Control
13328	07-21-1994	NC	New Construct	106,000	11-30-1995	100		26X40 2STY/GAR UND	09-08-2000	KP		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	0.150 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0192	0.81	5,300
Total Card Land Units					1.07 AC	Parcel Total Land Area					1.07	Total Land Value			355,300

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1040	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	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			541,167
Interior Floor 2			Net Other Adj		24,795
Heat Fuel	02	Oil	Replace Cost		565,961
Heat Type	05	Hot Water	Year Built		1994
AC Type	03	Central	Effective Year Built		2006
Bedrooms	4		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
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		85
Gas Fireplaces	0		Cns Sect Rcnld		481,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1040		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	96	21.00	1995	A	70	C	1.00	1,400
SPL1	Ing Pool - Ave	L	437	64.00	1999	A	70	C	1.00	19,600
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500
SHD1	Shed	L	80	21.00	2015	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	944	944	944	235.49	222,307
BSM	Basement	0	1,040	208	47.10	48,983
DCK	Deck	0	140	14	23.55	3,297
FEP	Finished Enclosed Porch	0	326	196	141.59	46,157
FUS	Finished Upper Story	936	936	936	235.49	220,423
Ttl Gross Liv / Lease Area		1,880	3,386	2,298		541,167

