

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VITELLO PETER V			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
VITELLO ALISON R			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	479,100	479,100	
134 AUTUMN AVE			SUPPLEMENTAL DATA			RES LAND	1010	350,700	350,700	
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2395 Total Acres .92 Chapter Lan GIS ID F_859895_2835348			RESIDNTL	1010	3,900	3,900	
						Total		833,700	833,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
VITELLO PETER V	50191 0134	08-20-2018	Q	I	600,000	00	Year	Code	Assessed	Year	Code	Assessed		
POOLE ELIZABETH H	43689 0259	10-07-2013	U	I	1	1A	2023	1010	365,300	2022	1010	334,600		
POOLE MICHAEL L	22095 0154	05-17-2002	Q	I	456,000	00		1010	364,700		1010	300,600		
								1010	2,600		1010	2,600		
							Total	732,600		Total	637,800		Total	557,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									479,100
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									3,900
Appraised Land Value (Bldg)									350,700
Special Land Value									0
Total Appraised Parcel Value									833,700
Valuation Method									C
Total Appraised Parcel Value									833,700

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
124	08-05-2011	MN	Maintenance	7,275		100		ROOF 21 SQUARES		12-04-2018	SJD	9	1	00	Measure & Listed
162	07-27-2010	RM	Remodel	3,500		100		ACCESSORY APT KITCHE		04-12-2013	VGS			20	Field Review
										05-08-2007	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	40,075 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1542	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
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	01	None			
Bedrooms	5				
Full Baths	2				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	10				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	1				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1542				

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

COST / MARKET VALUATION		
Net Other Adj		557,987
Replace Cost		33,495
Year Built		591,483
Effective Year Built		1969
Depreciation Code		2002
Remodel Rating		VG
Year Remodeled		
Depreciation %	19	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	81	
Cns Sect Rcnld	479,100	
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	72	21.00	1997	A	70	C	1.00	1,100
SHD1	Shed	L	192	21.00	1985	A	70	C	1.00	2,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,542	1,542	1,542	207.05	319,264
BSM	Basement	0	1,542	308	41.36	63,770
DCK	Deck	0	100	10	20.70	2,070
FOP	Open Porch	0	18	3	34.51	621
FUS	Finished Upper Story	832	832	832	207.05	172,262
Ttl Gross Liv / Lease Area		2,374	4,034	2,695		557,987

