

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MASCIA JAMES MICHAEL		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MASCIA STEPHANIE MARIE		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	798,500	798,500	
25 ROUNDTREE DR				0	Heavy			RES LAND	1010	481,500	481,500	
DUXBURY MA 02332								RESIDNTL	1010	114,800	114,800	
SUPPLEMENTAL DATA												VISION
Alt Prcl ID				Cyclical 1								
Scnd Home				Exemption								
Tax Class T				W								
Tot Fin Area 3140				District								
Total Acres 1.175				Res Exem								
Chapter Lan												
GIS ID F_858357_2840265				Assoc Pid#								
									Total	1,394,800	1,394,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MASCIA JAMES MICHAEL		56929 200	06-17-2022	Q	I	1,427,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VIAN PAUL A		48392 0175	05-05-2017	Q	I	787,500	00	2023	1010	609,500	2022	1010	559,000	2021	1010	477,600
JONES BRIAN W & WENDY H		17334 0178	04-08-1999	Q	I	399,900	00		1010	516,900		1010	328,400		1010	316,800
									1010	75,800		1010	75,800		1010	1,600
								Total	1,202,200	Total	963,200	Total	796,000			

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		Appraised Bldg. Value (Card)	798,500			
0060						Appraised Xf (B) Value (Bldg)	0			
						Appraised Ob (B) Value (Bldg)	114,800			
						Appraised Land Value (Bldg)	481,500			
						Special Land Value	0			
						Total Appraised Parcel Value	1,394,800			
						Valuation Method	C			
						Total Appraised Parcel Value	1,394,800			

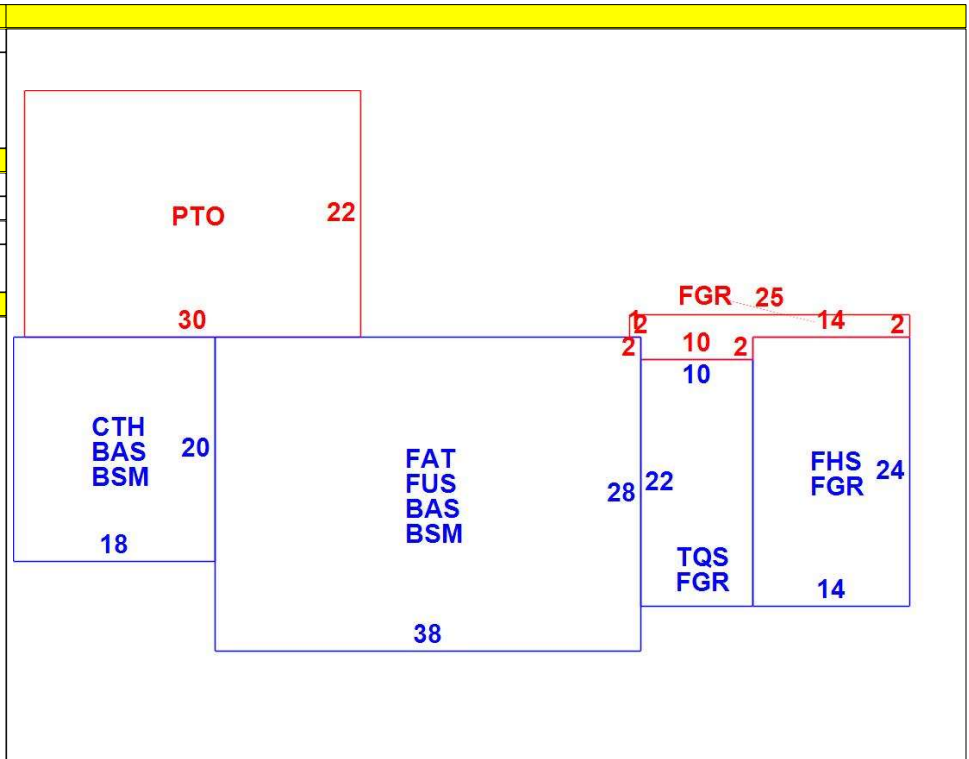
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
BPO-21-39	04-27-2021	BP	Bldg Permit	38,000	06-01-2021	100	06-25-2021	Construct a 12x20 pool house th Install 20x42 inground liner pool. 2 STRY DWELL ATT GAR	11-02-2022	SJD	9	8	12	Property Est. - No Access	
BPO-20-155	08-26-2020	BP	Bldg Permit	50,000	03-23-2021	100			06-21-2021	SJT	5			01	Measure - No Entry
15213	11-17-1998	NC	New Construct	156,000	01-24-2000	100			10-20-2020	SJT	5			20	Field Review
									09-23-2020	SJT	5			20	Field Review
									11-14-2017	SJD	9			01	Measure - No Entry
									04-12-2013	VGS				20	Field Review
									01-24-2000	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	PD	Residual	0.257 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	12,100
Total Card Land Units					1.18 AC	Parcel Total Land Area					1.18	Total Land Value			481,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1442	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2.5				
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	3				
Half Baths	1				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	900				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1442				

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

COST / MARKET VALUATION		
Net Other Adj		829,072
Replace Cost		68,160
Year Built		1999
Effective Year Built		2010
Depreciation Code		VG
Remodel Rating		
Year Remodeled		
Depreciation %	11	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	89	
Cns Sect Rcnld	798,500	
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	168	21.00	2010	A	70	C	1.00	2,500
SPL1	Ing Pool - Ave	L	840	64.00	2020	G	85	B	1.50	68,500
PHS	Pool House	L	240	143.00	2021	G	85	B	1.50	43,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	221.44	315,331
BSM	Basement	0	1,424	285	44.32	63,110
CTH	Cathedral Ceiling	0	360	36	22.14	7,972
FAT	Finished Attic	319	1,064	319	66.39	70,639
FGR	Garage	0	626	250	88.43	55,360
FHS	Finished Half Story	168	336	168	110.72	37,202
FUS	Finished Upper Story	1,064	1,064	1,064	221.44	235,612
PTO	Patio	0	660	33	11.07	7,308
TQS	Three Quarter Story	165	220	165	166.08	36,538
Ttl Gross Liv / Lease Area		3,140	7,178	3,744		829,072

