

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
COSTESCU CRISTIAN			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
COSTESCU BETHANY L			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	498,700	498,700	
34 CHANDLER MILL DR		SUPPLEMENTAL DATA			RES LAND	1010	487,500	487,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3108 Total Acres 1.298 Chapter Lan GIS ID F_857158_2835211			Cyclical 2 Exemption W District Res Exem Assoc Pid#		Total		986,200	986,200

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COSTESCU CRISTIAN		50056 0299	07-18-2018	Q	I	595,000	00	Year	Code	Assessed	Year	Code	Assessed
MCMANUS WILLIAM & ASHLEY		32582 0301	04-27-2006	Q	I	680,000	00	2023	1010	380,500	2022	1010	348,500
MAGLIANO MICHAEL F & SHARON J TR		10010 0175	10-29-1990	Q	I	260,000	00		1010	523,200		1010	332,300
		Total						903,700		Total		680,800	
								Total		Total		637,000	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	498,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	487,500
Special Land Value	0
Total Appraised Parcel Value	986,200
Valuation Method	C
Total Appraised Parcel Value	986,200

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES													

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-22-17	08-16-2022	MN	Maintenance	5,000		100	08-16-2022	21 WINDOWS	12-04-2018	SJD	9	1	00	Measure & Listed
BPO-21-331	07-21-2021	MN	Maintenance	30,000		100	07-21-2021	8 WNDWS/REMV BEARING W	04-12-2013	VGS			20	Field Review
509	09-26-2003	MN	Maintenance	7,700		100		STRIP & RE-ROOF	04-23-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.385 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	18,100
Total Card Land Units					1.30 AC	Parcel Total Land Area					1.30	Total Land Value			487,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1496	
Model	01	Residential	Bsmt Type	04	
Grade	06	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	Net Other Adj		700,787
Heat Type	04	Forced Air-Duc	Replace Cost		43,500
AC Type	03	Central	Year Built		744,288
Bedrooms	5		Effective Year Built		1982
Full Baths	2		Depreciation Code		1988
Half Baths	2		Remodel Rating		F
Extra Fixtures	2		Year Remodeled		
Total Rooms	10		Depreciation %		33
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		67
Sq Ft Fin Bsmt	352		Cns Sect Rcnld		498,700
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1496		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,392	1,392	1,392	204.61	284,816
BSM	Basement	0	1,496	299	40.89	61,178
CTH	Cathedral Ceiling	0	352	35	20.34	7,161
DCK	Deck	0	308	31	20.59	6,343
FHS	Finished Half Story	520	1,040	520	102.30	106,397
FUS	Finished Upper Story	1,040	1,040	1,040	204.61	212,794
SHD	Attached Shed	0	308	108	71.75	22,098
Ttl Gross Liv / Lease Area		2,952	5,936	3,425		700,787

