

| CURRENT OWNER | | TOPO | | UTILITIES | | STRT / ROAD | | LOCATION | | CURRENT ASSESSMENT | | | | 905 DUXBURY, MA VISION | | | | | | | |
|--|------------|---------------|-------------|---|------------|--------------|------------------------|---|------------|--------------------|-----------|-------------------------------|--------------------------------|---|---------|------------|------------------|---------|---------|----------|--|
| LLOYD CAVALLO CHRISTINE 51 MEADOW LN DUXBURY MA 02332 | | 0 | Water | 0 | Cul-De-Sac | 0 | Average | Description | Code | Appraised | Assessed | | | | | | | | | | |
| | | 0 | No Sewer | 0 | Paved | 0 | Average | RESIDNTL | 1010 | 299,000 | 299,000 | | | | | | | | | | |
| | | 0 | Light | 0 | | 0 | | RES LAND | 1010 | 350,900 | 350,900 | | | | | | | | | | |
| SUPPLEMENTAL DATA | | | | | | | | | | RESIDNTL | 1010 | 2,400 | 2,400 | | | | | | | | |
| Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1600 Total Acres .943 Chapter Lan GIS ID F_859609_2833339 | | | | Cyclical 2 Exemption W District Res Exem Assoc Pid# | | | | | | Total | | 652,300 | 652,300 | | | | | | | | |
| RECORD OF OWNERSHIP | | | BK-VOL/PAGE | | SALE DATE | | Q/U V/I | | SALE PRICE | | VC | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | |
| LLOYD CAVALLO CHRISTINE CAVALLO JAMES | | | 55889 | 64 | 10-22-2021 | | U | I | 1 | | 1A | Year | Code | Assessed | Year | Code | Assessed | Year | Code | Assessed | |
| | | | 24471 | 0092 | 03-13-2003 | | Q | I | 414,000 | | 00 | 2023 | 1010 | 228,400 | 2022 | 1010 | 209,300 | 2021 | 1010 | 195,300 | |
| | | | | | | | | | | 1010 | 365,100 | | | 1010 | 300,900 | | | 1010 | 252,000 | | |
| | | | | | | | | | | 1010 | 1,600 | | | 1010 | 1,600 | | | 1010 | 1,600 | | |
| | | | | | | | | | | Total | | 595,100 | Total | | 511,800 | Total | | 448,900 | | | |
| 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 | | | | | | | | | | | | | |
| 0050 | | | | | | | | | | | | | | | | | | | | | |
| NOTES | | | | | | | | | | | | Appraised Bldg. Value (Card) | | | | 299,000 | | | | | |
| | | | | | | | | | | | | Appraised Xf (B) Value (Bldg) | | | | 0 | | | | | |
| | | | | | | | | | | | | Appraised Ob (B) Value (Bldg) | | | | 2,400 | | | | | |
| | | | | | | | | | | | | Appraised Land Value (Bldg) | | | | 350,900 | | | | | |
| | | | | | | | | | | | | Special Land Value | | | | 0 | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | 652,300 | | | | | |
| | | | | | | | | | | | | Valuation Method | | | | C | | | | | |
| | | | | | | | | | | | | Total Appraised Parcel Value | | | | 652,300 | | | | | |
| 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 | | | | |
| | | | | | | | | | | | | 04-12-2013 | VGS | | | 20 | Field Review | | | | |
| | | | | | | | | | | | | 04-25-2007 | 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 | 0050 | 1.000 | | | | | 1.0000 | 8.75 | 350,000 | | | |
| 1 | 1010 | Single Family | RC | Residual | 0.025 | AC 35,000.00 | 1.00000 | 5 | 1.00 | 0050 | 1.000 | | | | | 1.0000 | 0.82 | 900 | | | |
| Total Card Land Units | | | | | 0.94 | AC | Parcel Total Land Area | | | | | 0.94 | Total Land Value | | | | | 350,900 | | | |

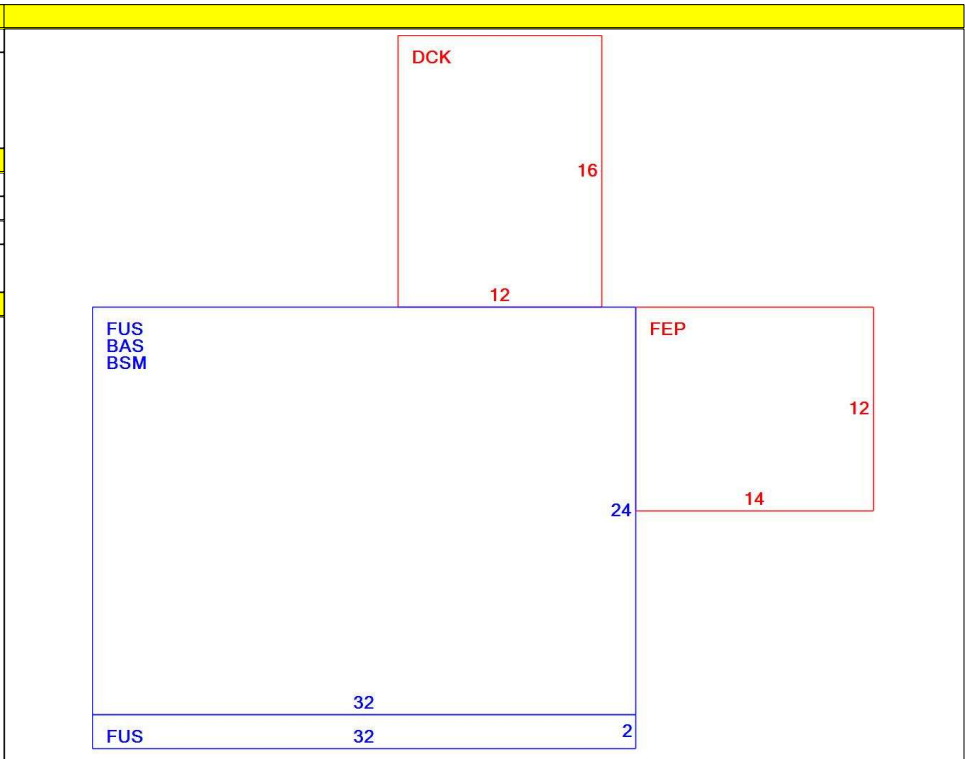
| CONSTRUCTION DETAIL | | | CONSTRUCTION DETAIL (CONTINUED) | | |
|---------------------|-----|---------------|---------------------------------|------|-------------|
| Element | Cd | Description | Element | Cd | Description |
| Style | 03 | Colonial | Bsmt Area | 768 | |
| Model | 01 | Residential | Bsmt Type | 04 | |
| Grade | 05 | Ave/Good | Unfin Area | 0.00 | Full |
| Stories | 2 | | | | |
| Occupancy | 1 | | CONDO DATA | | |
| Exterior Wall 1 | 14 | Wood Shingle | Parcel Id | | C |
| Exterior Wall 2 | | | | | B |
| Roof Structure | 03 | Gable | | | S |
| Roof Cover | 03 | Asphalt | Adjust Type | Code | Description |
| Interior Wall 1 | 05 | Drywall | Condo Flr | | Factor% |
| Interior Wall 2 | | | Condo Unit | | |
| Interior Floor 1 | 12 | Hardwood | COST / MARKET VALUATION | | |
| Interior Floor 2 | | | Net Other Adj | | 395,175 |
| Heat Fuel | 03 | Gas | Replace Cost | | 26,000 |
| Heat Type | 05 | Hot Water | Year Built | | 421,176 |
| AC Type | 01 | None | Effective Year Built | | 1972 |
| Bedrooms | 4 | | Depreciation Code | | 1992 |
| Full Baths | 1 | | Remodel Rating | | A |
| Half Baths | 2 | | Year Remodeled | | |
| Extra Fixtures | 0 | | Depreciation % | | 29 |
| 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 | | 71 |
| Gas Fireplaces | 0 | | Cns Sect Rcnld | | 299,000 |
| Sq Ft Fin Bsmt | 280 | | Dep % Ovr | | |
| FBM Quality | 04 | Above Average | Dep Ovr Comment | | |
| Foundation | 06 | Poured Conc | Misc Imp Ovr | | |
| Bsmt Garage | 0 | | Misc Imp Ovr Comment | | |
| Bsmt Area | 768 | | 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 | 80 | 21.00 | 1980 | A | 70 | C | 1.00 | 1,200 |
| SHD1 | Shed | L | 80 | 21.00 | 1985 | 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 | 768 | 768 | 768 | 210.87 | 161,950 |
| BSM | Basement | 0 | 768 | 154 | 42.28 | 32,474 |
| DCK | Deck | 0 | 192 | 19 | 20.87 | 4,007 |
| FEP | Finished Enclosed Porch | 0 | 168 | 101 | 126.77 | 21,298 |
| FUS | Finished Upper Story | 832 | 832 | 832 | 210.87 | 175,446 |
| Ttl Gross Liv / Lease Area | | 1,600 | 2,728 | 1,874 | | 395,175 |



51 MEADOW LN

