

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FEDERICO KATELYN M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
FEDERICO JAMES E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	195,700	195,700	
14 TREETOP LN				0 Light		RES LAND	1010	470,200	470,200	
						RESIDNTL	1010	53,200	53,200	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1044 Total Acres .92 Chapter Lan		Cyclical 1 Exemption W District Res Exem					<b>VISION</b>
			GIS ID F_858707_2840002		Assoc Pid#	Total		719,100	719,100	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
LUGAS JEFFREY J JR & ERIN G		58357 167	10-12-2023	Q	I	699,999	00	Year	Code	Assessed	Year	Code	Assessed		
FEDERICO KATELYN M		39670 0329	02-17-2011	Q	I	345,000	00	2023	1010	189,400	2022	1010	155,100		
									1010	504,700		1010	320,700		
									1010	29,400		1010	1,400		
Total										723,500	Total		477,200	Total	446,500

EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 195,700			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES										
1 ROOM LOWER LEVEL										
								Appraised Land Value (Bldg) 470,200		
								Special Land Value 0		
								Total Appraised Parcel Value 719,100		
								Valuation Method C		
								Total Appraised Parcel Value 719,100		

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
BPO-21-318	07-27-2021	NC	New Construct	34,000	03-03-2022	100	10-05-2022	20X40 INGRND VINYL POOL.	03-03-2022	SJT	5		21	Field Review + GIS
2015-265	11-02-2015	MN	Maintenance	8,000		100		STRIP & REROOF	04-12-2013	VGS			20	Field Review
									05-07-2007	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	PD	Primary	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	968	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			225,168
Interior Floor 2			Net Other Adj		22,600
Heat Fuel	02	Oil	Replace Cost		247,769
Heat Type	05	Hot Water	Year Built		1976
AC Type	01	None	Effective Year Built		2000
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		21
Total Rooms	5		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		79
Gas Fireplaces	0		Cns Sect Rcnld		195,700
Sq Ft Fin Bsmt	352		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	1		Misc Imp Ovr Comment		
Bsmt Area	968		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>FEP</b>		10
23		
<b>BAS</b>		
<b>BSM</b>		22
44		
<b>BAS</b>	16	2
<b>BAS</b>	22	2

**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	90	21.00	1990	A	70	C	1.00	1,300
SHD1	Shed	L	50	21.00	1990	A	70	C	1.00	700
SPL1	Ing Pool - Ave	L	800	64.00	2021	E	100	C	1.00	51,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,044	1,044	1,044	163.64	170,840
BSM	Basement	0	968	194	32.80	31,746
FEP	Finished Enclosed Porch	0	230	138	98.18	22,582
Ttl Gross Liv / Lease Area		1,044	2,242	1,376		225,168

