

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SIMEONE PAUL J GOODMAN-SIMEONE EMILY K 446 SUMMER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	473,600	473,600	
		SUPPLEMENTAL DATA		Cyclical 2 Exemption W District Res Exem		RESIDNTL	1010	350,400	350,400			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2835 Total Acres .928 Chapter Lan GIS ID F_859888_2840604		Assoc Pid#		RESIDNTL		1010	114,200	55,700	Total		938,200	879,700

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
SIMEONE PAUL J	45684	0077	06-18-2015	U	I	470,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
WANDS JOHN M & MATHESON WENDY	41012	0199	02-24-2012	U	I	100	1A	2023	1010	508,500	2022	1010	445,600	2021	1010	427,600	
WANDS JOHN M	30784	0253	06-24-2005	Q	I	500,000	00		1010	364,400		1010	300,300		1010	252,000	
RAE KELLI L	27259	0296	12-19-2003	U	I	419,900	1		1010	38,100		1010	38,100		1010	38,100	
Total								911,000		Total		784,000		Total		717,700	

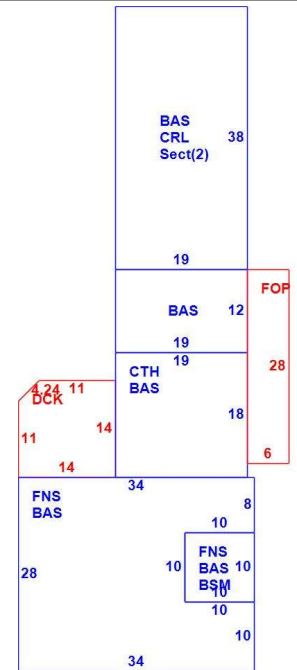
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total		0.00																

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY										
Nbhd	Nbhd Name	B	Tracing	Batch										
0050														
NOTES														
Appraised Bldg. Value (Card) 473,600 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 114,200 Appraised Land Value (Bldg) 350,400 Special Land Value 0 Total Appraised Parcel Value 938,200 Valuation Method C Total Appraised Parcel Value 938,200														

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	
BP-19-126	04-18-2019	AD		80,000	07-22-2019	100	01-29-2020	28.5' X 23' 1 STY ADDITION CO	01-29-2020	SJT	5		30	Quality Control	
BP-19-125	04-18-2019	DM		15,500	06-19-2019	100		DEMO EXISTING ONE STORY	07-22-2019	SJT	5		06	Inspection Only	
2016-129	05-02-2016	MS	Miscellaneous	25,137		100		INSTALL 26 ROOF MOUNTED S	06-19-2019	SJT	5		01	Measure - No Entry	
2016-71	03-14-2016	RM	Remodel	20,000		100		ADD A 1ST FLR BATHROOM IN	08-06-2018	JLF	5		01	Measure - No Entry	
34	03-28-2011	MN	Maintenance	12,800		100		INSUL/DRYWALL,BARN,D	11-16-2015	SJD	9	1	06	Inspection Only	
181	06-15-2007	NC	New Construct	87,000		100		RECONSTRUCT 2ND FLR	11-03-2015	SJD	9		01	Measure - No Entry	
413	11-20-2006	RM	Remodel	20,000	09-22-2008	100		20X22 SHED ROOF GAR	04-12-2013	VGS			20	Field Review	

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	0.010	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	100	
Model	01	Residential	Bsmt Type	02	
Grade	05	Ave/Good	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			389,600
Interior Floor 2			Net Other Adj		36,270
Heat Fuel	03	Gas	Replace Cost		550,221
Heat Type	04	Forced Air-Duc	Year Built		1700
AC Type	03	Central	Effective Year Built		2003
Bedrooms	3		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	0		Depreciation %		18
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	1		Condition		
Fireplaces	1		Condition %		
Extra Openings	1		Percent Good		82
Gas Fireplaces	0		Cns Sect Rcnd		349,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	100		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
BRN9	Barn - Liv Area	L	880	123.00	1980	A	70	D	0.50	37,900
SHD1	Shed	L	120	21.00	1980	A	70	C	1.00	1,800
FGR1	Garage - 1 Sto	L	440	52.00	2007	A	70	C	1.00	16,000
SLR	Solar Panels	L	26	1050.00	2016	E	100	C	1.00	58,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,522	1,522	1,522	157.29	239,391
BSM	Basement	0	100	20	31.46	3,146
CTH	Cathedral Ceiling	0	342	34	15.64	5,348
DCK	Deck	0	192	19	15.56	2,988
FNS	Finished 90% Story	857	952	857	141.59	134,795
FOP	Open Porch	0	168	25	23.41	3,932
Ttl Gross Liv / Lease Area		2,379	3,276	2,477		389,600



CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT								
SIMEONE PAUL J GOODMAN-SIMEONE EMILY K 446 SUMMER ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION		
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	473,600	473,600			
		SUPPLEMENTAL DATA		Cyclical 2 Exemption W District Res Exem		RES LAND	1010	350,400	350,400					
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2835 Total Acres .928 Chapter Lan GIS ID F_859888_2840604		Assoc Pid#		RESIDNTL		1010	114,200	55,700				
										Total	938,200	879,700		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SIMEONE PAUL J	45684	0077	06-18-2015	U	I	470,000	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
WANDS JOHN M & MATHESON WENDY	41012	0199	02-24-2012	U	I	100	1A	2023	1010	508,500	2022	1010	445,600	2021	1010	427,600
WANDS JOHN M	30784	0253	06-24-2005	Q	I	500,000	00		1010	364,400		1010	300,300		1010	252,000
RAE KELLI L	27259	0296	12-19-2003	U	I	419,900	1		1010	38,100		1010	38,100		1010	38,100
								Total	911,000	Total	784,000	Total	717,700			

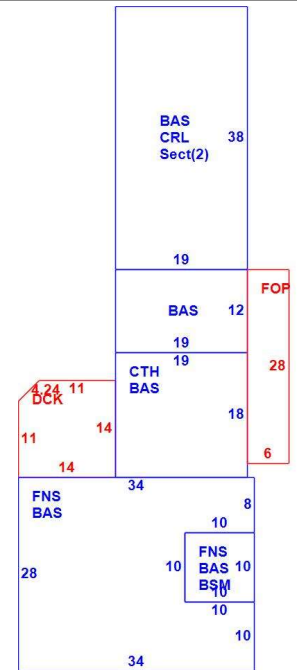
EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor						
		Total	0.00												
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 473,600					
0050										Appraised Xf (B) Value (Bldg) 0					
												Appraised Ob (B) Value (Bldg) 114,200			
												Appraised Land Value (Bldg) 350,400			
												Special Land Value 0			
												Total Appraised Parcel Value 938,200			
												Valuation Method C			
												Total Appraised Parcel Value 938,200			

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
BP-19-126	04-18-2019	AD		80,000	07-22-2019	100	01-29-2020	28.5' X 23' 1 STY ADDITION CO		01-29-2020	SJT	5		30	Quality Control
BP-19-125	04-18-2019	DM		15,500	06-19-2019	100		DEMO EXISTING ONE STORY		07-22-2019	SJT	5		06	Inspection Only
2016-129	05-02-2016	MS	Miscellaneous	25,137		100		INSTALL 26 ROOF MOUNTED S		06-19-2019	SJT	5		01	Measure - No Entry
2016-71	03-14-2016	RM	Remodel	20,000		100		ADD A 1ST FLR BATHROOM IN		08-06-2018	JLF	5		01	Measure - No Entry
34	03-28-2011	MN	Maintenance	12,800		100		INSUL/DRYWALL,BARN,D		11-16-2015	SJD	9	1	06	Inspection Only
181	06-15-2007	NC	New Construct	87,000		100		RECONSTRUCT 2ND FLR		11-03-2015	SJD	9		01	Measure - No Entry
413	11-20-2006	RM	Remodel	20,000	09-22-2008	100		20X22 SHED ROOF GAR		04-12-2013	VGS			20	Field Review

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	0.010	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	05	Ave/Good	Unfin Area	0.00	Crawl
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			113,561
Interior Floor 2			Net Other Adj		10,790
Heat Fuel	03	Gas	Replace Cost		550,221
Heat Type	04	Forced Air-Duc	Year Built		2019
AC Type	03	Central	Effective Year Built		2021
Bedrooms	1		Depreciation Code		E
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		0
Total Rooms	3		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		100
Gas Fireplaces	0		Cns Sect Rcnld		124,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		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	722	722	722	157.29	113,561
CRL	Crawl Space	0	722	0	0.00	0
Ttl Gross Liv / Lease Area		722	1,444	722		113,561

