

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DIFILIPPIS RACHEL TT			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
DEFILIPPIS FAMILY IRREVOCABLE T			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	281,200	281,200
24 BRAVENDER RD		SUPPLEMENTAL DATA			RES LAND	1010	353,500	353,500	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1248 Total Acres .927 Chapter Lan			Cyclical 2 Exemption W District Res Exem	RESIDNTL	1010	22,500	22,500
GIS ID F_859457_2840387		Assoc Pid#			Total		657,200	657,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
DIFILIPPIS RACHEL TT	57294 89	10-03-2022	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
DIFILIPPIS RICHARD F	54072 175	12-23-2020	Q	I	550,000	00	2023	1010	272,500	2022	1010	225,600
MAHER JOSEPH J	48992 0101	09-29-2017	Q	I	430,900	00		1010	367,600		1010	303,000
MCDONOUGH KEVIN G & DONNA	11879 0184	05-21-1993	Q	I	175,000	00		1010	16,800		1010	16,800
PECHALONIS JOHN F & DONNA M	4360 0488	05-20-1993	Q	I	175,000	00	Total		656,900	Total		545,400
								Total		Total		477,500

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

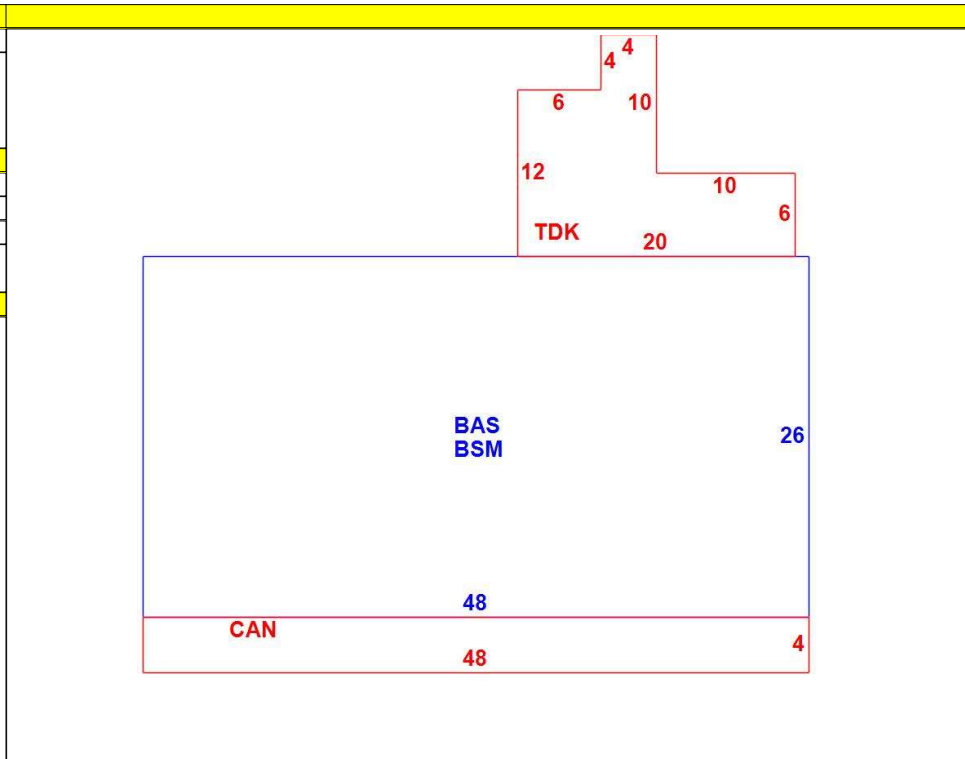
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	281,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	22,500
Appraised Land Value (Bldg)	353,500
Special Land Value	0
Total Appraised Parcel Value	657,200
Valuation Method	C
Total Appraised Parcel Value	657,200

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
BPO-22-499	12-12-2022	MN	Maintenance	2,600		100	12-12-2022	PARTIAL CHIMNEY REBUILD/2 PELLET STOVE 24'ABV GR PL -DECKS	01-21-2021	SJD	9	1	00	Measure & Listed
15	11-17-2009	MS	Miscellaneous	5,500		100			11-20-2017	SJD	9		01	Measure - No Entry
13688	06-07-1995	NC	New Construct	5,000	05-23-1996	100			04-12-2013	VGS			20	Field Review
									03-28-2013	AO	6	6	30	Quality Control
									05-19-2007	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	40,400 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	353,500
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value			353,500

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)				
Element	Cd	Description	Element	Cd	Description			
Style	08	Raised Ranch	Bsmt Area	1248				
Model	01	Residential	Bsmt Type	04				
Grade	05	Ave/Good	Unfin Area	0.00	Full			
Stories	1							
Occupancy	1		CONDO DATA					
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Own		
Exterior Wall 2					B	S		
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%		
Roof Cover	03	Asphalt	Condo Flr					
Interior Wall 1	05	Drywall	Condo Unit					
Interior Wall 2			COST / MARKET VALUATION					
Interior Floor 1	12	Hardwood				320,236		
Interior Floor 2			Net Other Adj			49,790		
Heat Fuel	03	Gas	Replace Cost			370,025		
Heat Type	05	Hot Water	Year Built			1972		
AC Type	01	None	Effective Year Built			1997		
Bedrooms	3		Depreciation Code			G		
Full Baths	2		Remodel Rating					
Half Baths	0		Year Remodeled					
Extra Fixtures	2		Depreciation %			24		
Total Rooms	6		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	1		Percent Good			76		
Gas Fireplaces	0		Cns Sect Rcnd			281,200		
Sq Ft Fin Bsmt	912		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	1248		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
PTO	Patio	L	462	15.00	1980	A	70	C	1.00	4,900
FGR1	Garage - 1 Sto	L	484	52.00	1986	A	70	C	1.00	17,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,248	1,248	1,248	208.35	260,022
BSM	Basement	0	1,248	250	41.74	52,088
CAN	Canopy	0	192	19	20.62	3,959
TDK	Trex Deck	0	196	20	21.26	4,167
Ttl Gross Liv / Lease Area		1,248	2,884	1,537		320,236

