

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PANDISCIO PAUL			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
PANDISCIO SHEILA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,233,500	1,233,500
35 AMADO WAY		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	398,600	398,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4416 Total Acres .978 Chapter Lan GIS ID F_865234_2855764			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	55,400	55,400
						Total		1,687,500	1,687,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
PANDISCIO PAUL		35318 0049	11-20-2007	Q	I	1,350,000	00	Year	Code	Assessed	Year	Code	Assessed	
RICHARD C MCNEIL & SON INC		35318 0047	11-20-2007	U	I	1	1F	2023	1010	948,800	2022	1010	881,600	
MCNEIL RICHARD C TRS		29348 0159	10-28-2004	Q	V	390,000	00		1010	517,100		1010	426,100	
									1010	34,500		1010	34,500	
						Total		1,500,400	Total		1,342,200	Total		1,243,300

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
			0.00					

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0092			

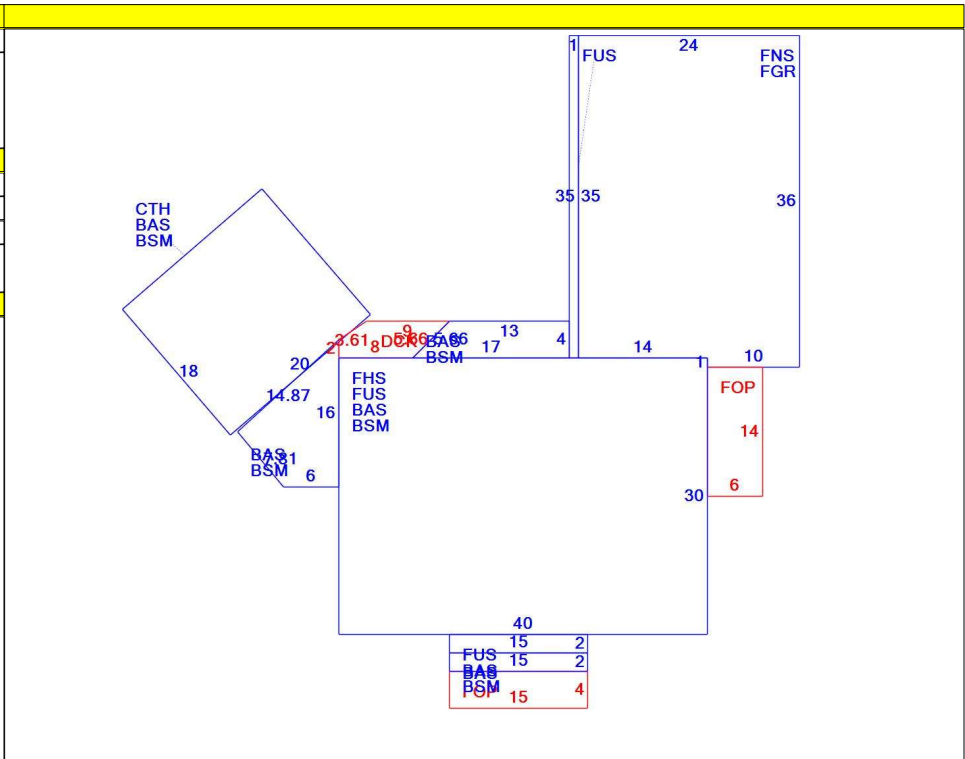
APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,233,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	55,400
Appraised Land Value (Bldg)	398,600
Special Land Value	0
Total Appraised Parcel Value	1,687,500
Valuation Method	C
Total Appraised Parcel Value	1,687,500

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
2013-0097	05-14-2013	NC	New Construct	51,500		100		IN-GRD 20X40 HEATED GUNIT	03-03-2015	SJD	0	1	00	Measure & Listed
1	01-06-2012	RM	Remodel	32,700	09-20-2012	100		1100' BASEMENT- estimate	07-22-2013	BH			01	Measure - No Entry
130	04-19-2006	NC	New Construct	356,000	12-01-2007	100		SF DWELL,DECKS,GAR,P	04-12-2013	VGS			20	Field Review
528	10-28-2004	NC	New Construct	373,000	06-13-2006	100		CONST SINGLE FAM DWE	09-30-2012	KP	5		02	Callback - No Entry
									05-08-2008	K-B		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	0092	1.132		1.0000	9.91	396,200
1	1010	Single Family	RC	Residual	0.061 AC	35,000.00	1.00000	5	1.00	0092	1.132		1.0000	0.90	2,400
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			398,600

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1756	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	Unfin Area	0.00	Full
Stories	2.75				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,271,245
Interior Floor 2	14	Carpet	Replace Cost		1,386,003
Heat Fuel	03	Gas	Year Built		2006
Heat Type	05	Hot Water	Effective Year Built		2010
AC Type	03	Central	Depreciation Code		A
Bedrooms	4		Remodel Rating		
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		11
Extra Fixtures	5		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		89
Extra Openings	0		Cns Sect Rcnld		1,233,500
Gas Fireplaces	2		Dep % Ovr		
Sq Ft Fin Bsmt	1356		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1756		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	530	15.00	1995	A	70	C	1.00	5,600
SPL2	Ing Pool-Good	L	800	89.00	2012	A	70	C	1.00	49,800

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,786	1,786	1,786	245.94	439,242
BSM	Basement	0	1,756	351	49.16	86,324
CTH	Cathedral Ceiling	0	360	36	24.59	8,854
DCK	Deck	0	37	4	26.59	984
FGR	Garage	0	850	340	98.37	83,618
FHS	Finished Half Story	600	1,200	600	122.97	147,562
FNS	Finished 90% Story	765	850	765	221.34	188,141
FOP	Open Porch	0	144	22	37.57	5,411
FUS	Finished Upper Story	1,265	1,265	1,265	245.94	311,109
Ttl Gross Liv / Lease Area		4,416	8,248	5,169		1,271,245

