

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CONSOLI LAURIE L			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
532 TEMPLE ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	463,600	463,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA			RESIDNTL	1010	365,800	365,800		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1937 Total Acres 1.868 Chapter Lan GIS ID F_866963_2852399		Cyclical 3 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	31,400	31,400		
							Total	860,800	860,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CONSOLI LAURIE LYNN TT	LCC	135877	09-12-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CONSOLI LAURIE L	LCC	127763	11-16-2018	Q	I	593,000	00	2023	1010	376,100	2022	1010	352,100	2021	1010	333,500
OSHAUGHNESSY COLE P	LCC	121793	05-08-2015	Q	I	500,000	00		1010	380,400		1010	313,500		1010	261,300
CHI DEVELOPMENT LLC	LCC	121249	11-14-2014	U	I	173,000	1		1010	23,500		1010	23,500		1010	23,500
ATWOOD GEORGE R	LCC	119314	07-19-2013	U	I	160,800	1A	Total		780,000	Total		689,100	Total		618,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										463,600			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										31,400			
Appraised Land Value (Bldg)										365,800			
Special Land Value										0			
Total Appraised Parcel Value										860,800			
Valuation Method										C			
Total Appraised Parcel Value										860,800			

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
QPO-21-21	09-09-2021	MN	Maintenance	4,000		100	10-18-2021	Weatherization and air sealing.		04-16-2019	SJD	9	1	00	Measure & Listed
2015-105	04-29-2015	NC	New Construct	7,800	05-11-2015	100		CONSTRUCT A 13' X 14' DECK		05-11-2015	JLF	5		01	Measure - No Entry
2014-377	12-08-2014	RM	Remodel	56,000	05-11-2015	100		REMODEL 2 EXISTING BATHR		04-12-2013	VGS			20	Field Review
13647	05-02-1995	RM	Remodel			100		INST WOOD ST/LIV RM		10-30-2007	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	0050	1.000		ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.950	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0030	0.80	33,300
Total Card Land Units					1.87	AC	Parcel Total Land Area					1.87	Total Land Value			365,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1176	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			Owne
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			505,655
Interior Floor 2			Net Other Adj		39,803
Heat Fuel	03	Gas	Replace Cost		545,458
Heat Type	05	Hot Water	Year Built		1964
AC Type	03	Central	Effective Year Built		2006
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		15
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		85
Gas Fireplaces	0		Cns Sect Rcnld		463,600
Sq Ft Fin Bsmt	578		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1176		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
FGR1	Garage - 1 Sto	L	690	52.00	1981	A	70	C	1.00	25,100
PTO	Patio	L	600	15.00	2010	A	70	C	1.00	6,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	235.41	276,839
BSM	Basement	0	1,176	235	47.04	55,321
DCK	Deck	0	98	10	24.02	2,354
FOP	Open Porch	0	84	13	36.43	3,060
TQS	Three Quarter Story	714	952	714	176.56	168,081
Ttl Gross Liv / Lease Area		1,890	3,486	2,148		505,655

