

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
JONES DUSTIN DAVID PANCIOCCO EVA 439 FRANKLIN ST  DUBXURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	380,900	380,900
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	317,600	317,600	
		Alt Prcl ID		Cyclical 3		RESIDNTL	1010	17,900	0	905  DUXBURY, MA  <b>VISION</b>	
		Scnd Home		Exemption		Total					
		Tax Class T		W		716,400					698,500
		Tot Fin Area 2072		District							
		Total Acres .992		Res Exem							
		Chapter Lan		Assoc Pid#							
		GIS ID F_865386_2849979									

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
JONES DUSTIN DAVID		57210 57	09-07-2022	Q	I	670,000	00	Year	Code	Assessed	Year	Code	Assessed
LOPES PHILIPPE VERSIANI		55587 127	09-01-2021	Q	I	672,000	00	2023	1010	286,300	2022	1010	262,300
CADDLE KEVIN J		5637 0421	05-10-1984	Q	I	115,000	00		1010	330,100	2021	1010	227,000
		Total						616,400		Total		534,400	
								Total		Total		466,300	

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)	380,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	17,900
Appraised Land Value (Bldg)	317,600
Special Land Value	0
Total Appraised Parcel Value	716,400
Valuation Method	C
Total Appraised Parcel Value	716,400

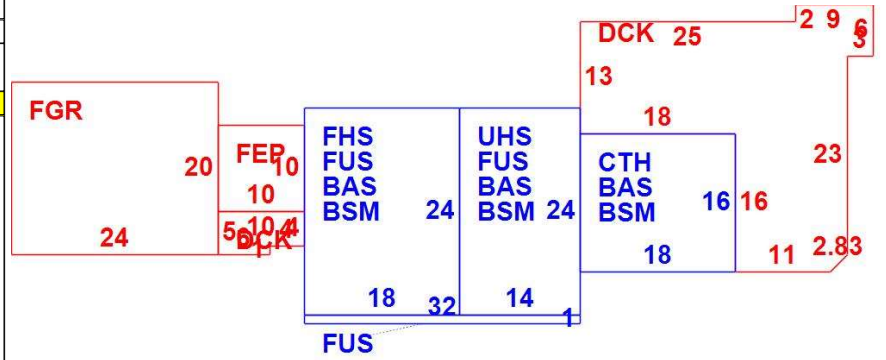
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-9	01-13-2023	SP	Solar Panels	21,000		100	05-05-2023	17 SOLAR PANELS	11-22-2022	SJD	9		01	Measure - No Entry
QPO-22-7	01-17-2022	MN	Maintenance	3,000		100	01-17-2022	AIR SEAL/ATTIC INSULATION	11-17-2021	SJD	9	1	09	Total Refusal
BPO-21-146	04-06-2021	RM	Remodel	9,050		100	07-28-2021	Refurb 2nd floor bath. Remove e	04-12-2013	VGS			20	Field Review
									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	HIGHWAY NOISE	TN90	0.9000	8.75	315,000
1	1010	Single Family	RC	Residual	0.075 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	2,600
Total Card Land Units					0.99 AC	Parcel Total Land Area					0.99	Total Land Value			317,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	216.00	Full
Stories	2.5				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	320				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1056				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		505,975
Replace Cost		30,550
Year Built		536,523
Effective Year Built		1971
Depreciation Code		1992
Remodel Rating		A
Year Remodeled		
Depreciation %		29
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		71
Cns Sect Rcnd		380,900
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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
SLR	Solar Panels	L	17	1050.00	2023	A	70	C	1.00	17,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	186.23	196,654
BSM	Basement	0	1,056	211	37.21	39,293
CTH	Cathedral Ceiling	0	288	29	18.75	5,401
DCK	Deck	0	685	69	18.76	12,850
FEP	Finished Enclosed Porch	0	100	60	111.74	11,174
FGR	Garage	0	480	192	74.49	35,755
FHS	Finished Half Story	216	432	216	93.11	40,225
FUS	Finished Upper Story	800	800	800	186.23	148,980
UHS	Unfinished Half Story	0	336	84	46.56	15,643
Ttl Gross Liv / Lease Area		2,072	5,233	2,717		505,975

