

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CINGOLANI MARY JUDITH TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
CINGOLANI 2019 TRUST			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	284,400	284,400
428 CONGRESS ST				0 Heavy		RES LAND	1010	359,000	359,000
SUPPLEMENTAL DATA									
Alt Prcl ID				Cyclical 4					
Scnd Home				Exemption 22					
Tax Class T				W					
Tot Fin Area 1444				District					
Total Acres 5.438				Res Exem					
Chapter Lan									
GIS ID F_862804_2846786				Assoc Pid#					
Total							643,400		643,400

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
CINGOLANI MARY JUDITH TT		LCC	128184	03-05-2019	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	
CINGOLANI MARY JUDITH TT		LCC12	0	08-15-2017	U	I	1	1A	2023	1010	217,700	2022	1010	178,800	
CINGOLANI MARY JUDITH		LCC12	0	08-16-2016	Q	I	434,000	00		1010	373,000	2021	1010	309,000	
WESTBRIAR PROPERTIES INC		LCC12	0	01-08-2015	U	I	200,000	1							
DAWKINS BERNICE		LCC99	0	07-23-2001	U	I	0	1F							
Total							590,700		Total		487,800		Total		441,200

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor								
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int							
2024	22	22 VETERAN	400.00													
Total			400.00													

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY								
Nbhd	Nbhd Name	B	Tracing	Batch								
0050												
NOTES								Appraised Bldg. Value (Card)				284,400
								Appraised Xf (B) Value (Bldg)				0
								Appraised Ob (B) Value (Bldg)				0
								Appraised Land Value (Bldg)				359,000
								Special Land Value				0
								Total Appraised Parcel Value				643,400
								Valuation Method				C
								Total Appraised Parcel Value				643,400

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-22-206	05-17-2022	MN	Maintenance	3,000		100	05-17-2022	WEATHERIZATION/AIR SEALIN	09-13-2016	JLF	9		01	Measure - No Entry	
2017-51	02-16-2017	MS	Miscellaneous	3,500		100		SINGLE FLUE MASONRY CHIM	08-05-2015	SJD	9		01	Measure - No Entry	
2015-259	08-31-2015	RM	Remodel	44,000	06-30-2016	100		REMODEL EXISTING 1444' DW	04-12-2013	VGS			20	Field Review	
									06-13-2007	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	40,000	SF	8.75	1.00000	5	1.00	0050		1.0000	8.75	350,000	
1	1010	Single Family	RC	Undevelop	4.520	AC	2,000.00	1.00000	0	1.00	0050		1.0000	0.05	9,000	
Total Card Land Units					5.44	AC	Parcel Total Land Area					5.44	Total Land Value			359,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	460	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	04	Electric			
Heat Type	07	Radiant-Elec.			
AC Type	01	None			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	03	Stone			
Bsmt Garage	0				
Bsmt Area	460				

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

COST / MARKET VALUATION	
Net Other Adj	319,367
Replace Cost	7,500
Year Built	1800
Effective Year Built	2008
Depreciation Code	R
Remodel Rating	
Year Remodeled	
Depreciation %	13
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	87
Cns Sect Rcnld	284,400
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

FGR	20
22	
BAS	8
14	
FUS BAS	18
14	
FNS BAS BSM	23
20	
BAS	8
20	

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	984	984	984	166.51	163,846
BSM	Basement	0	460	92	33.30	15,319
FGR	Garage	0	440	176	66.60	29,306
FNS	Finished 90% Story	414	460	414	149.86	68,935
FUS	Finished Upper Story	252	252	252	166.51	41,961
Ttl Gross Liv / Lease Area		1,650	2,596	1,918		319,367

