

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TOMASELLO JOSEPH C L/E			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
TOMASELLO JOSEPH WILLIAM			0 No Sewer	0 Paved	0 Average	RESIDNTL	1020	432,000	432,000
521 WEST ST #A3				0 Heavy		RESIDNTL	1020	10,500	10,500
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID 082/070.0-0250-0000.			Cyclical 3				
		Scnd Hom			Exemption 22				
		Tax Class T			W				
		Tot Fin Are 1320			District				
		Total Acres			Res Exem				
		Chapter La							
		GIS ID F_868356_2846541			Assoc Pid#				
							Total	442,500	442,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TOMASELLO JOSEPH C L/E		55446 190	08-09-2021	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
TOMASELLO JOSEPH C		21038 0122	12-03-2001	Q	I	280,000	00	2023	1020	410,200	2022	1020	330,000
STUART WILLIAM H &		17608 0347	06-29-1999	U	I	1	1A		1020	8,100	2021	1020	317,600
							Total	418,300	Total	338,100	Total	325,700	

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
2024	22	22 VETERAN	400.00					
Total			400.00					

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			432,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			10,500
Appraised Land Value (Bldg)			0
Special Land Value			0
Total Appraised Parcel Value			442,500
Valuation Method			C
Total Appraised Parcel Value			442,500

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0001				

NOTES									

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
2018-154	04-27-2018	MS	Miscellaneous	10,600	03-28-2019	100		5 RESISTANCE PIERS TO SU	11-17-2021	SJT	10		21	Field Review + GIS
									03-28-2019	SJT	5	1	00	Measure & Listed
									07-16-2013	SJD	3		30	Quality Control

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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	2	Deck
Model	05	Res Condo	Amenity 2	4	WO Bsmt
Grade	05	Ave/Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8027	C 8027 Owne
Interior Wall 2				The Township	B 1 S 1
Interior Floor 1	12	Hardwood	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TI	2 Bedroom TI
Heat Fuel	02	Oil	Condo Unit	1A	1A
Heat Type	05	Hot Water			Factor%
AC Type	03	Central			136
CNS Bedrooms	2				100
Full Baths	2		COST / MARKET VALUATION		
Half Baths	1		Net Other Adj		565,833
Extra Fixtures	0		Replace Cost		26,000
Total Rooms	5		Year Built		591,840
Bath Style	02	Average	Effective Year Built		1984
Kitchen Style	02	Average	Depreciation Code		1994
Kitchen Type	4	Full Eat-In	Remodel Rating		A
Kitchen Func	4		Year Remodeled		27
Parking Class	3	Deeded	Depreciation %		
SF Basement	627		Functional Obsol		
Bsmt Garage	0		External Obsol		
Fireplaces	1		Trend Factor		1.000
Part Bedroom	0		Condition		
FBM Quality	05	Living Area	Condition %		73
SF Fin Bsmt	412		Percent Good		432,000
Extra Openings	0		Cns Sect Rcnld		
Gas Fireplace	0		Dep % Ovr		
Parking			Dep Ovr Comment		
AMENITY 1	2	Deck	Misc Imp Ovr		
Amenity 2	4	WO Bsmt	Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (659 sf)
BAS (671 sf)
BSM (627 sf)
WDK (80 sf)

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	288	52.00	1984	A	70	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	671	671	671	386.76	259,518	
BSM	Basement	0	627	125	77.11	48,345	
FUS	Finished Upper Story	659	659	659	386.76	254,876	
WDK	Deck	0	80	8	38.68	3,094	
Ttl Gross Liv / Lease Area		1,330	2,037	1,463		565,833	

