

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BRENNAN THERESA M  298 CONGRESS ST  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	242,900	242,900
		0		0	Heavy			RES LAND	1010	357,000	357,000
<b>SUPPLEMENTAL DATA</b>						Total		599,900	599,900		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1659 Total Acres 1.118 Chapter Lan  GIS ID F_864849_2846580		Cyclical 4 Exemption W District Res Exem  Assoc Pid#									

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BRENNAN THERESA M		53981 255	12-10-2020	Q	I	589,900	00	Year	Code	Assessed	Year	Code	Assessed
COVINO-MADAGLIA GLYNIS M & COVIN		52331 325	02-10-2020	U	I	1	1A	2023	1010	213,200	2022	1010	193,400
COVINO GLADYS		51225 3	06-13-2019	U	I	1	1A		1010	371,300	2021	1010	306,000
COVINO FRANK J		4500 0023	07-28-1978	U	I	58,000	1	Total		584,500	Total		499,400
								Total		414,800	Total		414,800

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
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	242,900
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	357,000
Special Land Value	0
Total Appraised Parcel Value	599,900
Valuation Method	C
Total Appraised Parcel Value	599,900

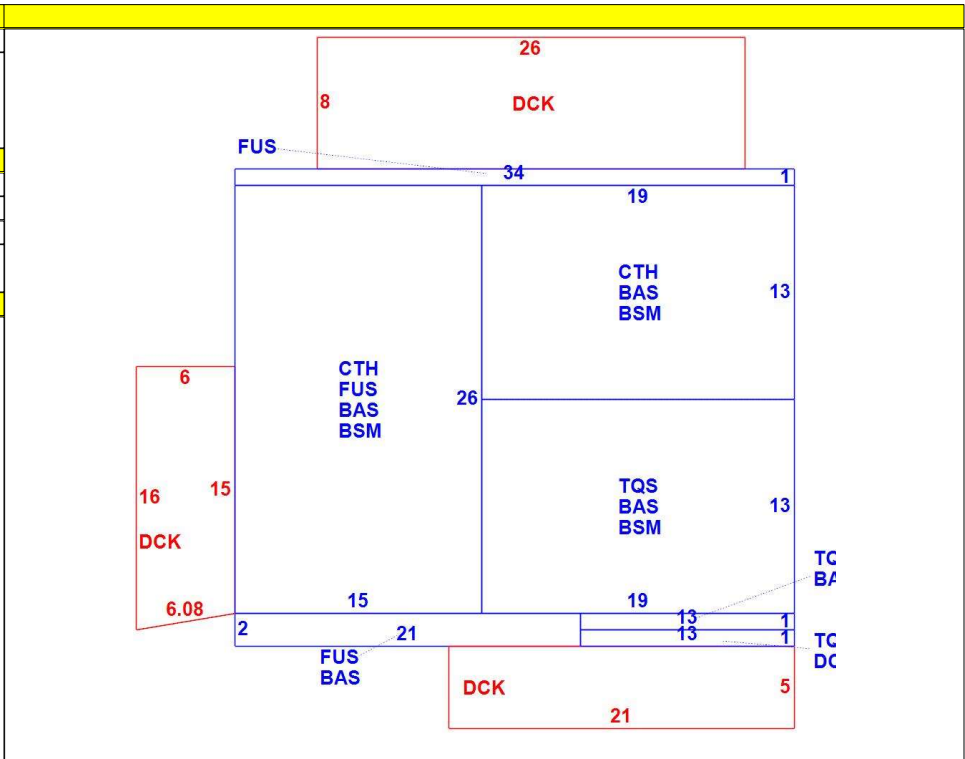
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-43 150	02-01-2021 10-22-2009	RM MN	Remodel Maintenance	93,000 5,700		0 100		Refurb existing kitchen, create 2n STRIP REROOF		04-07-2021 04-12-2013 08-22-2007	SJD VGS BSB	9	1	01 20 00	Measure - No Entry Field Review 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			1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.200	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.80	7,000	
Total Card Land Units					1.12	AC	Parcel Total Land Area					1.12	Total Land Value			357,000	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	884	
Model	01	Residential	Bsmt Type	04	Full
Grade	05	Ave/Good	Unfin Area		
Stories	2				
Occupancy	1				
Exterior Wall 1	12	Cedar Or Redwd			
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	4				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	510				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	884				

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

COST / MARKET VALUATION		
Net Other Adj		298,211
Replace Cost		34,515
Year Built		1978
Effective Year Built		1994
Depreciation Code		A
Remodel Rating		
Year Remodeled		
Depreciation %		27
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		73
Cns Sect Rcnd		242,900
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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	939	939	939	157.53	147,924
BSM	Basement	0	884	177	31.54	27,884
CTH	Cathedral Ceiling	0	637	64	15.83	10,082
DCK	Deck	0	419	42	15.79	6,616
FUS	Finished Upper Story	466	466	466	157.53	73,411
TQS	Three Quarter Story	205	273	205	118.29	32,294
Ttl Gross Liv / Lease Area		1,610	3,618	1,893		298,211

