

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHEVERIE DIANE M			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
34 PLANTATION DR			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	405,200	405,200
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Medium	RES LAND	1010	478,900	478,900
Alt Prcl ID		Cyclical 4			RESIDNTL	1010	3,700	3,700	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2299		District							
Total Acres 1.121		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_864296_2846727									
							Total	887,800	887,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CHEVERIE DIANE M		51263 282	06-21-2019	Q	I	585,000	00	Year	Code	Assessed	Year	Code	Assessed
PAKSTIS MICHAEL P		13717 0302	07-26-1995	Q	I	167,500	00	2023	1010	322,300	2022	1010	300,900
									1010	514,000		1010	326,600
									1010	2,500		1010	2,500
							Total	838,800	Total	630,000	Total	600,800	

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	405,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	3,700
Appraised Land Value (Bldg)	478,900
Special Land Value	0
Total Appraised Parcel Value	887,800
Valuation Method	C
Total Appraised Parcel Value	887,800

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
490	09-19-2003	AD	Addition	44,000		100		ROOM OVER GARAGE	05-05-2020	SJD	9		20	Field Review
									09-12-2018	SJD	6		20	Field Review
									04-12-2013	VGS			20	Field Review
									08-15-2007	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.203 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	9,500
Total Card Land Units					1.12 AC	Parcel Total Land Area					1.12	Total Land Value			478,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	960	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2	11	Clapboard			
Roof Structure	07	Gambrel			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		510,468
Heat Type	05	Hot Water	Replace Cost		22,750
AC Type	01	None	Year Built		533,217
Bedrooms	4		Effective Year Built		1971
Full Baths	2		Depreciation Code		1997
Half Baths	0		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	0		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	300		Cns Sect Rcnd		405,200
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	960		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
SHD1	Shed	L	252	21.00	1986	A	70	C	1.00	3,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,080	1,080	1,080	181.47	195,984
BSM	Basement	0	960	192	36.29	34,842
CTH	Cathedral Ceiling	0	305	31	18.44	5,625
FDS	Finished 95% Story	698	735	698	172.33	126,664
FGR	Garage	0	484	194	72.74	35,205
FOP	Open Porch	0	50	8	29.03	1,452
FSP	Screened Porch	0	370	74	36.29	13,429
FUS	Finished Upper Story	524	524	524	181.47	95,089
WDK	Deck	0	120	12	18.15	2,178
Ttl Gross Liv / Lease Area		2,302	4,628	2,813		510,468

