

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
STEWART ANDREW			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
STEWART YLANA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	501,700	501,700	
69 S RIVER LN E				0 Medium		RES LAND	1010	455,900	455,900	
						RESIDNTL	1010	38,300	38,300	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2178 Total Acres 4.638 Chapter Lan		Cyclical 4 Exemption W District Res Exem					VISION
			GIS ID F_865531_2847985		Assoc Pid#	Total		995,900	995,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
STEWART ANDREW		38107 0015	01-05-2010	Q	I	485,000	00	Year	Code	Assessed	Year	Code	Assessed		
PETERSON ERIC J		16753 0284	10-29-1998	Q	I	325,000	00	2023	1010	383,800	2022	1010	351,900		
PIZZELLA SUZANNE		16170 0323	05-06-1998	U	I	1	1		1010	488,900		1010	312,000		
PIZZELLA DONALD J		13068 0093	08-05-1994	Q	I	260,000	00		1010	23,700		1010	23,700		
MARENCHI CATHERINE L		11005 0335	05-28-1992	Q	I	245,000	00	Total		896,400	Total		687,600	Total	658,300

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)									501,700	
Appraised Xf (B) Value (Bldg)									0	
Appraised Ob (B) Value (Bldg)									38,300	
Appraised Land Value (Bldg)									455,900	
Special Land Value									0	
Total Appraised Parcel Value									995,900	
Valuation Method									C	
Total Appraised Parcel Value									995,900	

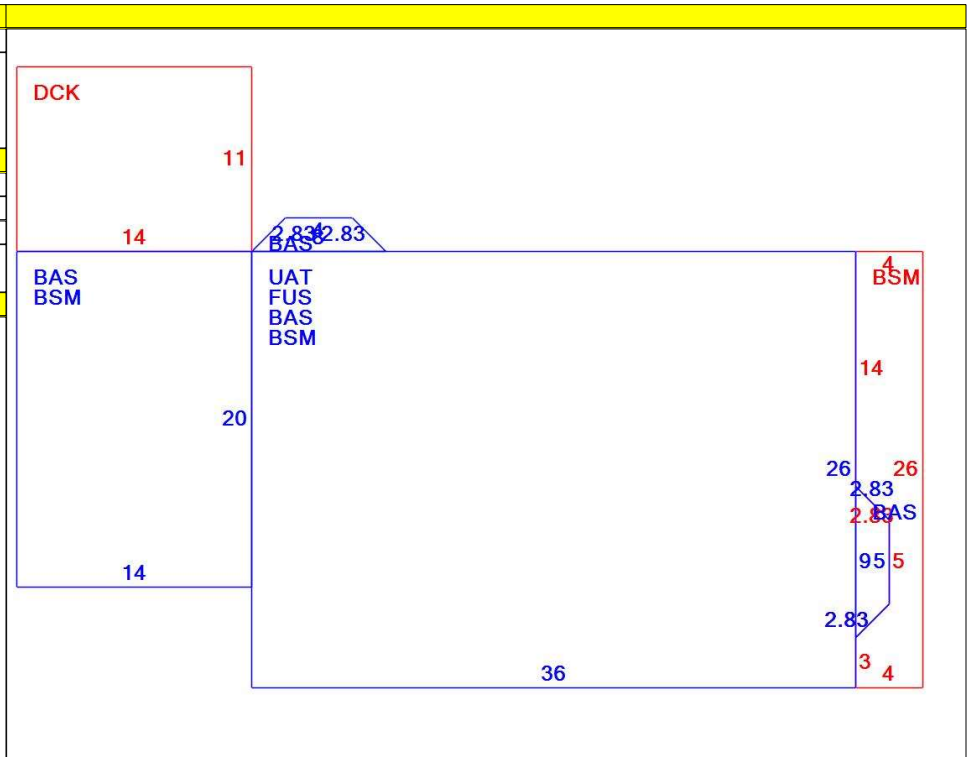
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2015-27	01-23-2015	RM	Remodel	13,000		100		REMODEL EXISTING 2ND FLO	09-12-2018	SJD	6		20	Field Review
20010234	06-25-2001	RM	Remodel	23,000	07-13-2002	100		INGRND GUNITE POOL	04-12-2013	VGS			20	Field Review
10202	12-16-1986	NC	New Construct	110,000	01-01-1990	100		2 STY. SALT BOX	04-20-2011	KP		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		E95	0.9500	11.15	445,900
1	1010	Single Family	WP	Undevelop	3.720	AC 2,000.00	1.00000	0	1.00	0060	1.341			1.0000	0.06	10,000
Total Card Land Units					4.64	AC	Parcel Total Land Area					4.64	Total Land Value			455,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1306	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	327.00	Partial
Stories	2.35				
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	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
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	400				
FBM Quality	02	Low Quality			
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1306				

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

COST / MARKET VALUATION				
Net Other Adj			571,379	
Replace Cost			40,455	
Year Built			611,834	
Effective Year Built			1987	
Depreciation Code			2003	
Remodel Rating			G	
Year Remodeled				
Depreciation %			18	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			82	
Cns Sect Rcnd			501,700	
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
SHD1	Shed	L	64	21.00	2000	A	70	C	1.00	900
SPL2	Ing Pool-Good	L	600	89.00	1980	A	70	C	1.00	37,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,242	1,242	1,242	220.27	273,575
BSM	Basement	0	1,306	261	44.02	57,490
DCK	Deck	0	154	15	21.45	3,304
FUS	Finished Upper Story	936	936	936	220.27	206,172
UAT	Unfinished Attic	0	936	140	32.95	30,838
Ttl Gross Liv / Lease Area		2,178	4,574	2,594		571,379



69 S RIVER LN E

