

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BRIGANDI CAROLE TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CAROLE BRIGANDI 2016 REVOCABL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	615,400	615,400	
64 S RIVER LN E		SUPPLEMENTAL DATA			RES LAND	1010	470,200	470,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2557 Total Acres .92 Chapter Lan GIS ID F_865124_2848095			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,800	1,800	
						Total		1,087,400	1,087,400	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
BRIGANDI CAROLE TT		47827 0109	12-02-2016	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed			
BRIGANDI ROBERT J & COLCLOUGH C		5897 0066	12-13-1984	U	I	125,400	1	2023	1010	472,400	2022	1010	431,900			
									1010	504,700		1010	320,700			
									1010	1,200		1010	1,200			
								Total		978,300	Total		753,800	Total		696,800

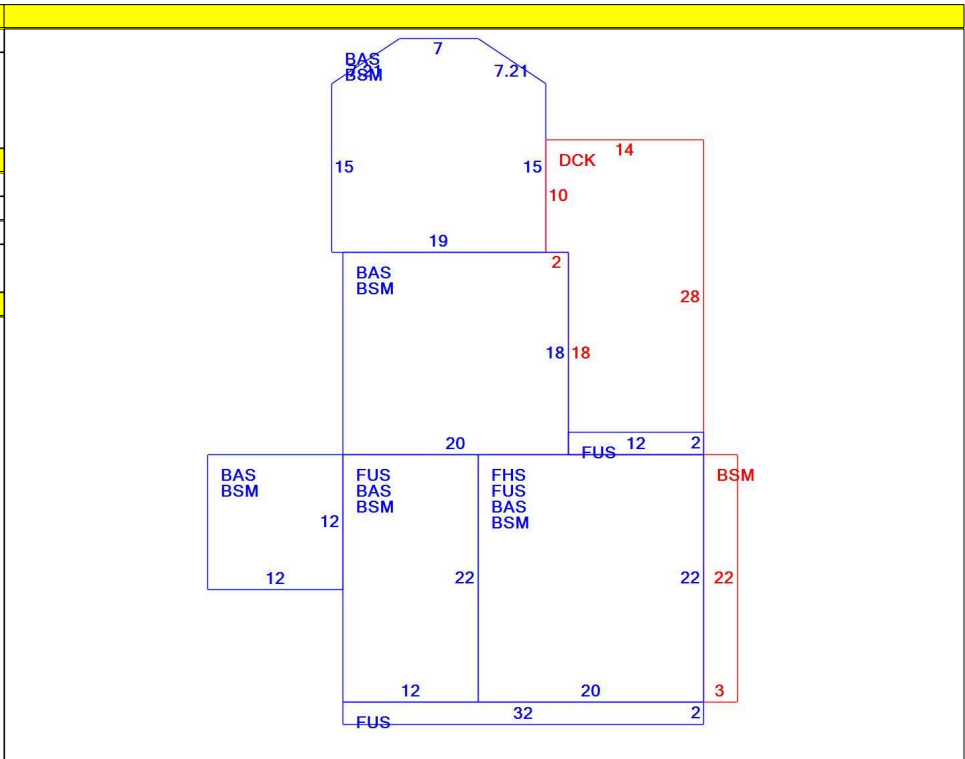
EXEMPTIONS			OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
								APPRAISED VALUE SUMMARY				
								Appraised Bldg. Value (Card) 615,400				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 1,800				
								Appraised Land Value (Bldg) 470,200				
								Special Land Value 0				
								Total Appraised Parcel Value 1,087,400				
								Valuation Method C				
								Total Appraised Parcel Value 1,087,400				

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
361	07-23-2004	AD	Addition	42,000		100		KITCHEN & SUN ROOM	09-12-2018	SJD	6		20	Field Review
									04-12-2013	VGS			20	Field Review
									07-02-2007	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	40,075 SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	470,200
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			470,200

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1611	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			677,446
Interior Floor 2			Net Other Adj		29,920
Heat Fuel	02	Oil	Replace Cost		707,366
Heat Type	05	Hot Water	Year Built		1984
AC Type	03	Central	Effective Year Built		2008
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnld		615,400
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1611		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	120	21.00	1986	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,545	1,545	1,545	232.40	359,058
BSM	Basement	0	1,611	322	46.45	74,833
DCK	Deck	0	356	36	23.50	8,366
FHS	Finished Half Story	220	440	220	116.20	51,128
FUS	Finished Upper Story	792	792	792	232.40	184,061
Ttl Gross Liv / Lease Area		2,557	4,744	2,915		677,446



64 S RIVER LN E