

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
DASILVA GABRIEL A			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
DASILVA ELISABETH O			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	389,900	389,900
140 PLANTATION DR		SUPPLEMENTAL DATA			RES LAND	1010	478,400	478,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2030 Total Acres 1.098 Chapter Lan GIS ID F_864766_2847893			Cyclical Exemption W District Res Exem Assoc Pid#		Total		868,300
							868,300		868,300

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
DASILVA GABRIEL A		18864 0135	09-07-2000	Q	I	350,000	00	Year	Code	Assessed	Year	Code	Assessed
MACNEVIN WILLIAM A		12819 0195	04-20-1994	U	I	1	1A	2023	1010	296,000	2022	1010	271,400
									1010	513,400		1010	325,900
								Total		809,400	Total		597,300
								Total		567,300	Total		567,300

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			
Total			0.00					Appraised Bldg. Value (Card) 389,900				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 0				
								Appraised Land Value (Bldg) 478,400				
								Special Land Value 0				
								Total Appraised Parcel Value 868,300				
								Valuation Method C				
								Total Appraised Parcel Value 868,300				

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-22-30	01-31-2022	AD	Addition	50,000		100	06-21-2022	BUILT IN FIREPLACE ADD TO E	09-12-2018	SJD	6		20	Field Review
2015-260	09-02-2015	MN	Maintenance	3,800		100	11-08-2017	CONSTRUCT A 6' X 12' REPLA	11-08-2017	JLF	5		01	Measure - No Entry
2015-224	07-22-2015	RM	Remodel	87,500		100	11-08-2017	HALF GARAGE TO LIVING SPA	04-12-2013	VGS			20	Field Review
									09-29-2007	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	0.191	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	9,000	
Total Card Land Units					1.11	AC	Parcel Total Land Area					1.11	Total Land Value			478,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	918	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	468				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	918				

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

COST / MARKET VALUATION	
Net Other Adj	509,894
Replace Cost	39,260
Year Built	549,154
Effective Year Built	1972
Depreciation Code	1992
Remodel Rating	A
Year Remodeled	
Depreciation %	29
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	71
Cns Sect Rcnld	389,900
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	1,434	1,434	1,434	183.55	263,206
BSM	Basement	0	918	184	36.79	33,773
DCK	Deck	0	156	16	18.83	2,937
FGR	Garage	0	300	120	73.42	22,026
FOP	Open Porch	0	24	4	30.59	734
FUS	Finished Upper Story	1,020	1,020	1,020	183.55	187,218
Ttl Gross Liv / Lease Area		2,454	3,852	2,778		509,894

