

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GUILIANI VINCENT M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
GUILIANI LAUREN M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	556,800	556,800	
3 WOODLAND WAY		SUPPLEMENTAL DATA			RES LAND	1010	486,200	486,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2509 Total Acres .92 Chapter Lan GIS ID F_868848_2850016			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	4,200	4,200	
						Total		1,047,200	1,047,200	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
GUILIANI VINCENT M		57065 235	07-26-2022	Q	I	975,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MAGNER JOHN J III		32449 0242	03-31-2006	Q	I	700,000	00	2023	1010	446,500	2022	1010	393,500	2021	1010	347,400
									1010	475,900		1010	401,600		1010	363,200
									1010	2,800		1010	2,800		1010	2,800
						Total		925,200		Total		797,900		Total		713,400

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)				556,800			
									Appraised Xf (B) Value (Bldg)				0			
									Appraised Ob (B) Value (Bldg)				4,200			
									Appraised Land Value (Bldg)				486,200			
									Special Land Value				0			
									Total Appraised Parcel Value				1,047,200			
									Valuation Method				C			
									Total Appraised Parcel Value				1,047,200			

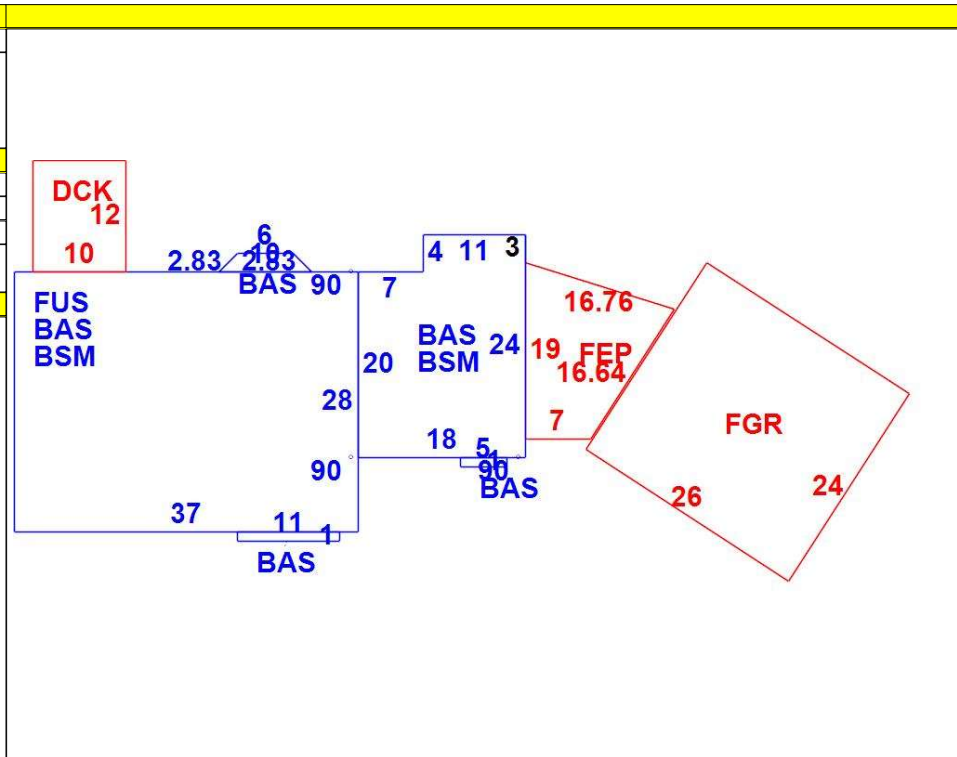
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-23-309	09-11-2023	RM	Remodel	40,300		100		CREATE NEW MAIN BATHRM & INSULATION		11-01-2021	SJT	10		00	Measure & Listed
QPO-23-48	03-02-2023	MN	Maintenance	1,900		100	03-02-2023			04-12-2013	VGS			20	Field Review
BPO-23-40	02-06-2023	RM	Remodel	46,000		100	04-04-2023	REMDL KITCHEN-EXPAND ARE		09-05-2007	BSB		1	00	Measure & Listed
2017-178	08-28-2017	MN	Maintenance	3,000		100		REPLACE 1 DOOR							

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	PD	Primary	40,008 SF	8.75	1.00000	5	1.00	0070	1.389				1.0000	12.15	486,200
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			486,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
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			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	804				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1440				

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

COST / MARKET VALUATION	
Net Other Adj	51,620
Replace Cost	704,839
Year Built	1978
Effective Year Built	2000
Depreciation Code	G
Remodel Rating	
Year Remodeled	
Depreciation %	21
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	79
Cns Sect Rcnd	556,800
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
PTO	Patio	L	400	15.00	1995	A	70	C	1.00	4,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,472	1,472	1,472	205.48	302,466
BSM	Basement	0	1,440	288	41.10	59,178
DCK	Deck	0	120	12	20.55	2,466
FEP	Finished Enclosed Porch	0	201	121	123.70	24,863
FGR	Garage	0	624	250	82.32	51,370
FUS	Finished Upper Story	1,036	1,036	1,036	205.48	212,877
Ttl Gross Liv / Lease Area		2,508	4,893	3,179		653,220

