

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CIANELLI CLAYTON P			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
CIANELLI KAITLYN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	708,900	708,900	
40 MOUNT HOPE CIR		SUPPLEMENTAL DATA			RES LAND	1010	363,100	363,100		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2720 Total Acres 1.29 Chapter Lan GIS ID F_867819_2847434			Cyclical Exemption W District Res Exem	3	RESIDNTL	1010	1,800	
						Total		1,073,800	1,073,800	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CIANELLI CLAYTON P		LCC	130013	03-27-2020	Q	I	824,000	00	Year	Code	Assessed	Year	Code	Assessed
WU EDWIN		LCC12	0	09-18-2018	Q	I	769,000	00	2023	1010	541,500	2022	1010	496,300
MCNALLY KEVIN S & MCNALLY JOANNE		LCC8	0	06-15-1992	Q	I	300,000	00		1010	377,500		1010	311,100
										1010	1,200		1010	1,200
						Total		920,200	Total		808,600	Total		694,400

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

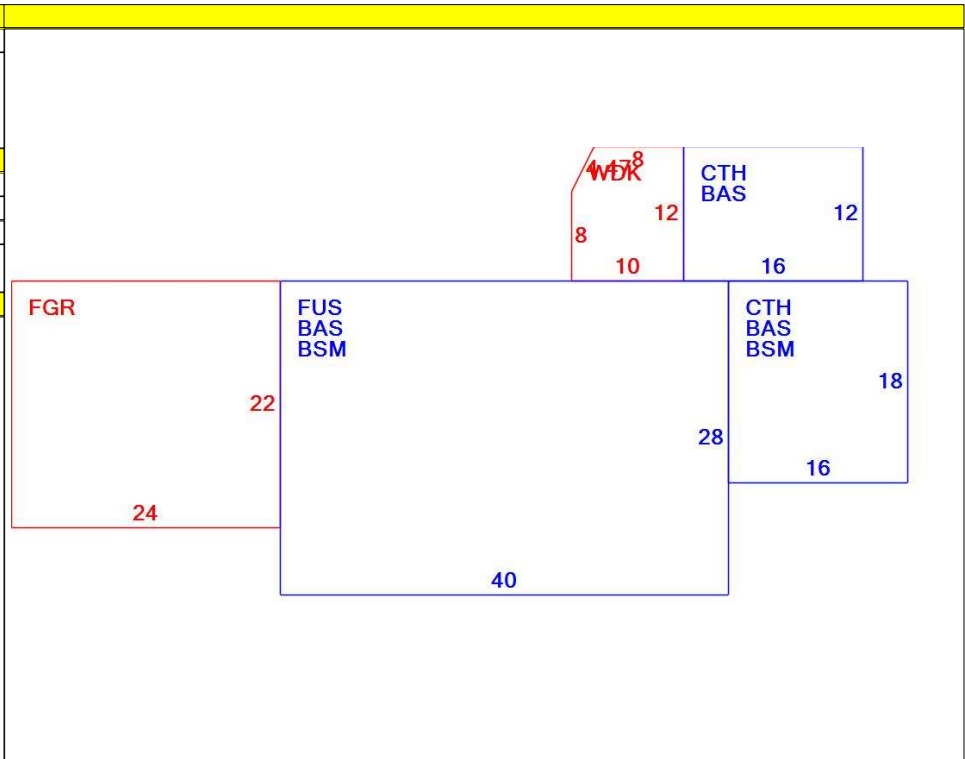
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			708,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,800
Appraised Land Value (Bldg)			363,100
Special Land Value			0
Total Appraised Parcel Value			1,073,800
Valuation Method			C
Total Appraised Parcel Value			1,073,800

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
BPO-22-116 11761	03-23-2022 11-06-1990	MN AD	Maintenance Addition	5,924 10,000	02-02-1991	100 100	03-23-2022	LINER INSTALLATION	12-05-2019 09-10-2018 04-12-2013 06-11-2007	SJD SJD VGS BSB	9		01 20 20 00	Measure - No Entry Field Review Field Review 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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	PD	Residual	0.375	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	13,100
Total Card Land Units					1.29	AC	Parcel Total Land Area			1.29	Total Land Value			363,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1408	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			715,085
Interior Floor 2			Net Other Adj		47,200
Heat Fuel	02	Oil	Replace Cost		762,285
Heat Type	05	Hot Water	Year Built		1985
AC Type	01	None	Effective Year Built		2014
Bedrooms	4		Depreciation Code		R
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		7
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		93
Gas Fireplaces	0		Cns Sect Rcnd		708,900
Sq Ft Fin Bsmt	560		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1408		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	2009	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	1,600	1,600	1,600	218.48	349,568
BSM	Basement	0	1,408	282	43.76	61,611
CTH	Cathedral Ceiling	0	480	48	21.85	10,487
FGR	Garage	0	528	211	87.31	46,099
FUS	Finished Upper Story	1,120	1,120	1,120	218.48	244,698
WDK	Deck	0	116	12	22.60	2,622
Ttl Gross Liv / Lease Area		2,720	5,252	3,273		715,085

