

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MASIELLO MICHAEL M			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
MASIELLO ALICE C			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	395,600	395,600
20 BOXWOOD LN				0 Light		RES LAND	1010	357,700	357,700
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	35,200	35,200
DUXBURY MA 02332	Alt Prcl ID	Cyclical 3							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2352	District							
	Total Acres 1.138	Res Exem							
	Chapter Lan								
	GIS ID F_868807_2847186	Assoc Pid#							
						Total		788,500	788,500

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MASIELLO MICHAEL M	4823	0002	05-05-1980	U	I	91,950	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	314,100	2022	1010	293,100
									1010	372,000		1010	306,600
									1010	19,500		1010	19,500
								Total		705,600	Total		619,200
								Total			Total		548,800

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

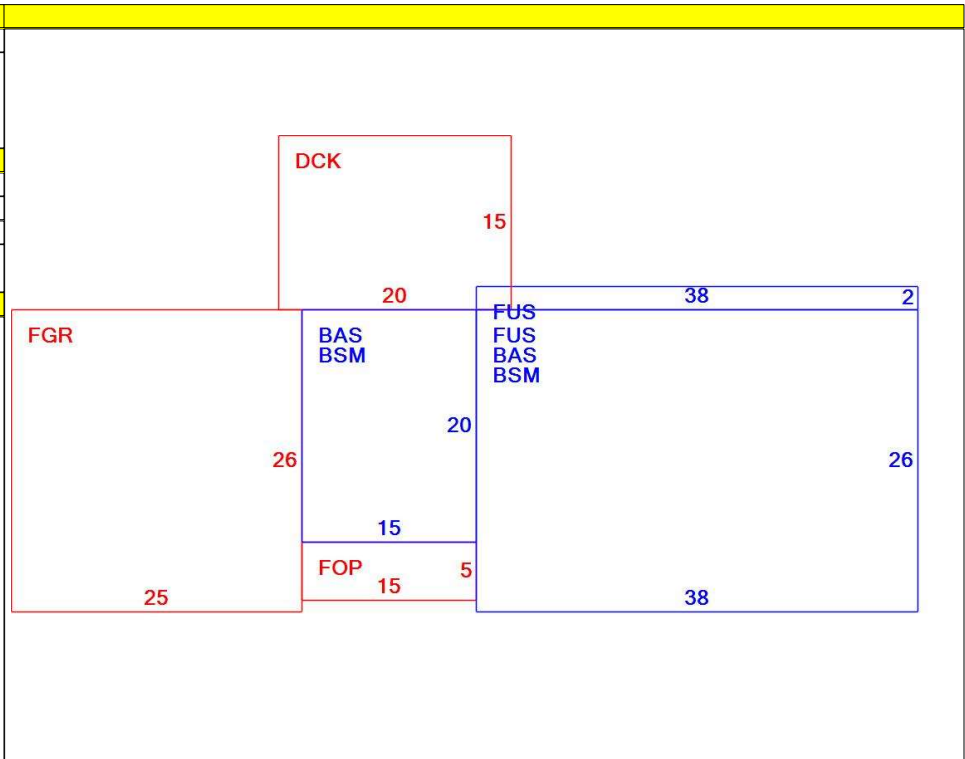
NOTES			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	395,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	35,200
Appraised Land Value (Bldg)	357,700
Special Land Value	0
Total Appraised Parcel Value	788,500
Valuation Method	C
Total Appraised Parcel Value	788,500

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-20-146	08-12-2020	MN	Maintenance	6,976		100	09-18-2020	11 Replacement Windows		09-10-2018	SJD			20	Field Review
2018-207	09-27-2018	MN	Maintenance	4,700		100		REPLACE 6 WINDOWS		04-12-2013	VGS			20	Field Review
2015-231	10-05-2015	MN	Maintenance	1,200		100		REPLACE 1 DOOR		06-19-2007	BSB		1	00	Measure & Listed
14591	07-18-1997	NC	New Construct	4,000	05-08-1998	100		16X20 DECK W/FTINGS							

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	0.220	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	7,700
Total Card Land Units					1.14	AC	Parcel Total Land Area					1.14	Total Land Value			357,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1288	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		521,704
Interior Floor 2			Replace Cost		20,150
Heat Fuel	03	Gas	Year Built		541,854
Heat Type	05	Hot Water	Effective Year Built		1980
AC Type	01	None	Depreciation Code		1994
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		27
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		73
Extra Openings	0		Cns Sect Rcnd		395,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1288		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
SPL1	Ing Pool - Ave	L	720	64.00	1981	A	70	C	1.00	32,300
PTO	Patio	L	276	15.00	1997	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,288	1,288	1,288	179.22	230,833
BSM	Basement	0	1,288	258	35.90	46,238
DCK	Deck	0	300	30	17.92	5,377
FGR	Garage	0	650	260	71.69	46,597
FOP	Open Porch	0	75	11	26.29	1,971
FUS	Finished Upper Story	1,064	1,064	1,064	179.22	190,688
Ttl Gross Liv / Lease Area		2,352	4,665	2,911		521,704

