

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DECASTRO EVERTON C AND DECA 39 BOXWOOD LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	477,000	477,000
		0	Light					RES LAND	1010	380,900	380,900
SUPPLEMENTAL DATA						Total		857,900	857,900		
Alt Prcl ID		Cyclical		3							
Scnd Home		Exemption									
Tax Class T		W									
Tot Fin Area 2240		District									
Total Acres 1.800		Res Exem									
Chapter Lan											
GIS ID F_869449_2847311		Assoc Pid#									

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
DECASTRO EVERTON C AND DECASTR		53240	156	08-12-2020	Q	I	630,000	00	Year	Code	Assessed	Year	Code	Assessed
SHELDON ROBERT G		40255	0041	08-25-2011	Q	I	550,000	00	2023	1010	364,400	2022	1010	334,000
										1010	396,100	2021	1010	299,300
													1010	272,000
									Total	760,500	Total	660,500	Total	571,300

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			
2023	22E	22E VETERAN	1000.00						Appraised Bldg. Value (Card) 477,000			
Total			1,000.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

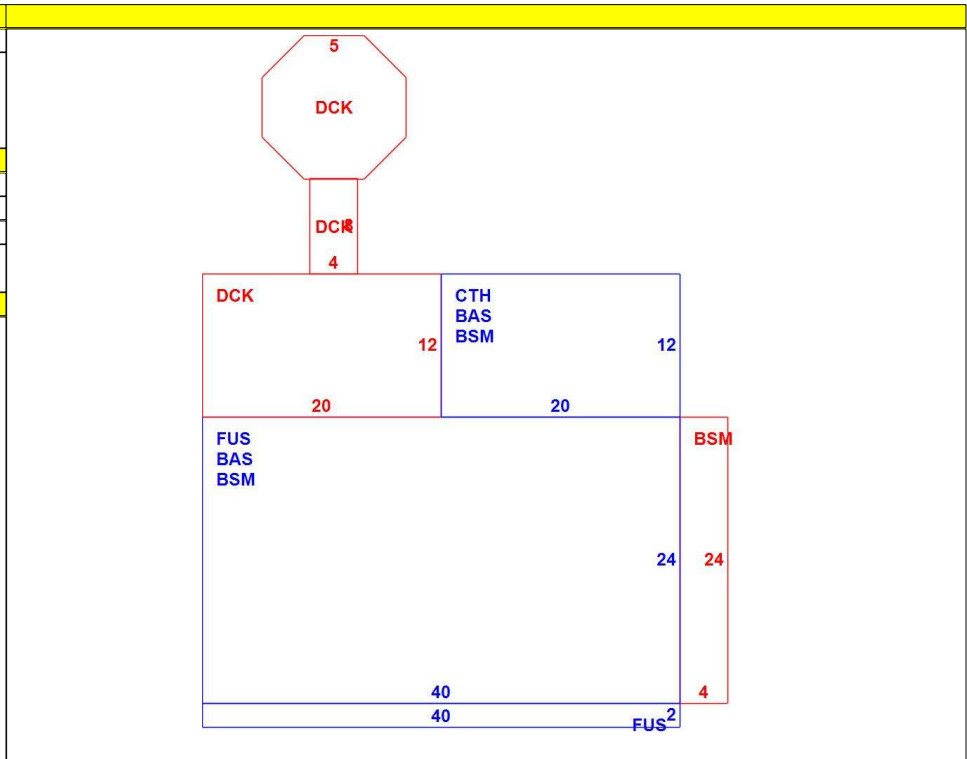
NOTES			
Appraised Land Value (Bldg) 380,900			
Special Land Value 0			
Total Appraised Parcel Value 857,900			
Valuation Method C			
Total Appraised Parcel Value 857,900			

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
2018-130	04-13-2018	RM	Remodel	13,590	11-05-2019	100		FINISH 302' BASEMENT.	04-20-2021	SJD	9	1	07	Measure - Info @ Door
									11-05-2019	SJT	10		00	Measure & Listed
									07-02-2019	SJT	5		20	Field Review
									09-10-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									12-06-2011	KP		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	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	0.882	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	30,900
Total Card Land Units					1.80	AC	Parcel Total Land Area					1.80	Total Land Value		380,900

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1128	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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	Net Other Adj		566,300
Interior Floor 2	14	Carpet	Replace Cost		37,555
Heat Fuel	03	Gas	Year Built		603,854
Heat Type	04	Forced Air-Duc	Effective Year Built		1981
AC Type	03	Central	Depreciation Code		2000
Bedrooms	3		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		21
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		79
Extra Openings	0		Cns Sect Rcnd		477,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	320		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1128		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	1,200	1,200	1,200	221.04	265,246
BSM	Basement	0	1,296	259	44.17	57,249
CTH	Cathedral Ceiling	0	240	24	22.10	5,305
DCK	Deck	0	393	39	21.94	8,620
FUS	Finished Upper Story	1,040	1,040	1,040	221.04	229,880
Ttl Gross Liv / Lease Area		2,240	4,169	2,562		566,300

