

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
VARANO, ANTHONY C & TRUSTEES, VARANO FAMILY TRUST 61 GIFFORD WAY DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	Septic	0	Paved	0	Average	RESIDNTL	1010	882,200	882,200	
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	469,600	469,600	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4432 Total Acres .919 Chapter Lan		Cyclical 3 Exemption W District Res Exem				RESIDNTL	1010	40,800	40,800	
		GIS ID F_869894_2847531		Assoc Pid#				Total		1,392,600	1,392,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
VARANO, ANTHONY C & TRUSTEES, CH		52775	206	05-19-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
VARANO ANTHONY C		14002	0311	12-05-1995	Q	I	303,500	00	2023	1010	666,900	2022	1010	608,700	2021	1010	499,700	
RIORDAN JOHN M ET AK TRS		13765	0080	08-16-1995	Q	V	1	00		1010	504,100		1010	320,300		1010	308,900	
										1010	21,200		1010	21,200		1010	21,200	
		Total								1,192,200		Total		950,200		Total		829,800

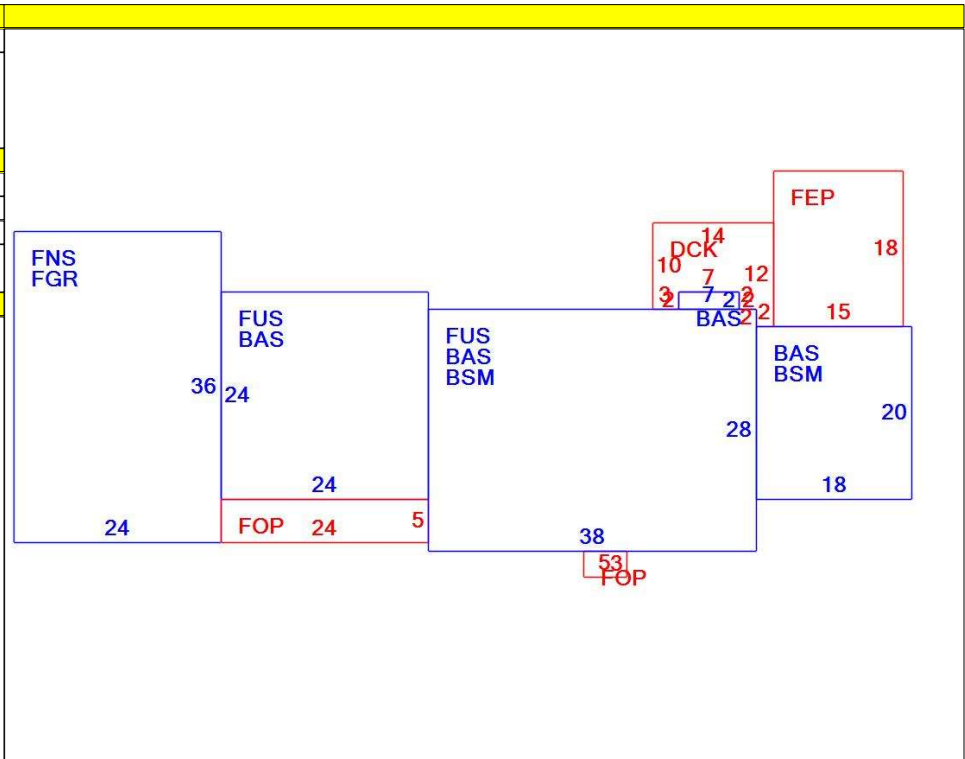
EXEMPTIONS				OTHER ASSESSMENTS				PREVIOUS ASSESSMENTS (HISTORY)											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor										
			Total				0.00												
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)						882,200			
0060										Appraised Xf (B) Value (Bldg)						0			
										Appraised Ob (B) Value (Bldg)						40,800			
										Appraised Land Value (Bldg)						469,600			
										Special Land Value						0			
										Total Appraised Parcel Value						1,392,600			
										Valuation Method						C			
										Total Appraised Parcel Value						1,392,600			

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
2015-206	09-02-2015	MN	Maintenance	20,000		100		REPLACE 20 WINDOWS		06-02-2014	SJD	10		12	Property Estimated - No Ac
177	06-09-2008	MS	Miscellaneous	10,000		100		6X9 SPA IN GROUND		04-12-2013	VGS			20	Field Review
343	07-21-2005	MS	Miscellaneous	19,000		100		18X36 IN-GRD POOL		04-22-2009	KP		1	00	Measure & Listed
20010324	08-14-2001	NC	New Construct	6,100	08-16-2002	100		16X20 PORCH/DECK							
19990203	05-14-1999	NC	New Construct	38,500		100		24X36 3 CAR W/UNFIN							
14383	02-24-1997	NC	New Construct	3,000	06-20-1998	100		5X23 FARMER PORCH							
13792	08-14-1995	NC	New Construct	150,000	05-24-1996	100		28X38 2STY SING FAM							

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	40,025	SF	8.75	1.00000	5	1.00	0060	1.341		1.0000	11.73	469,600
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id C Owne		
Exterior Wall 1	11	Clapboard	B S		
Exterior Wall 2			Adjust Type Code Description Factor%		
Roof Structure	03	Gable	Condo Flr		
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2			Net Other Adj 1,018,033		
Interior Floor 1	12	Hardwood	Replace Cost 32,160		
Interior Floor 2			Year Built 1,050,193		
Heat Fuel	02	Oil	Year Built 1995		
Heat Type	05	Hot Water	Effective Year Built 2005		
AC Type	01	None	Depreciation Code A		
Bedrooms	4		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation % 16		
Extra Fixtures	2		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	02	Average	Trend Factor 1.000		
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good 84		
Extra Openings	0		Cns Sect Rcnd 882,200		
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	1424		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	648	64.00	2006	G	85	C	1.00	35,300
SPL3	Ing Hot Tub	L	90	72.00	2009	G	85	C	1.00	5,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,014	2,014	2,014	193.62	389,943
BSM	Basement	0	1,424	285	38.75	55,181
DCK	Deck	0	130	13	19.36	2,517
FEP	Finished Enclosed Porch	0	270	162	116.17	31,366
FGR	Garage	0	864	346	77.54	66,991
FNS	Finished 90% Story	778	864	778	174.34	150,633
FOP	Open Porch	0	135	20	28.68	3,872
FUS	Finished Upper Story	1,640	1,640	1,640	193.62	317,530
Ttl Gross Liv / Lease Area		4,432	7,341	5,258		1,018,033

