

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CADIGAN JILL A R			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
380 CHURCH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	723,700	723,700
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Heavy	RES LAND	1010	482,500	482,500
Alt Prcl ID		Cyclical 3			RESIDNTL	1010	99,000	99,000	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 3492		District							
Total Acres 1.198		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_870427_2846987									
							Total	1,305,200	1,305,200

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CADIGAN JILL A R	49921	0290	06-15-2018	Q	I	760,000	00	Year	Code	Assessed	Year	Code	Assessed
DECOLLIBUS MARK A TRUSTEE	41290	0277	04-27-2012	U	I	1	1A	2023	1010	546,900	2022	1010	460,700
DECOLLIBUS MARK A & JEAN M	41282	0262	04-26-2012	Q	I	600,000	00		1010	517,900		1010	329,100
BAIRD JANICE E TT & JANICE E BAIRD T	37377	0258	06-19-2009	U	I	100	1A		1010	56,100		1010	29,300
							Total	1,120,900	Total	819,100	Total	748,400	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	723,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	99,000
Appraised Land Value (Bldg)	482,500
Special Land Value	0
Total Appraised Parcel Value	1,305,200
Valuation Method	C
Total Appraised Parcel Value	1,305,200

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES													

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-20-110	03-30-2021	BP	Bldg Permit	52,669	06-29-2021	100	12-13-2021	Install an 18x36 gunite pool.	03-01-2022	SJT	5		20	Field Review
2019-61	02-27-2019	AD	Addition	30,000	07-17-2019	100		4'.5" X ADDITION TO EXISTING	06-29-2021	SJT	5		20	Field Review
2013-7	01-22-2013	MS	Miscellaneous	2,600	07-26-2013	100		INSULATION	07-17-2019	SJT	5		01	Measure - No Entry
542	12-17-2002	MN	Maintenance		07-26-2013	100		STRIP & REROOF	12-21-2018	SJD	9	1	06	Inspection Only
									12-11-2018	SJD	9		01	Measure - No Entry
									07-26-2013	BH			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review

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	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.280	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	13,100
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value		482,500

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1440	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			879,301
Interior Floor 2			Net Other Adj		72,935
Heat Fuel	02	Oil	Replace Cost		952,235
Heat Type	05	Hot Water	Year Built		1986
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	4		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	3		Depreciation %		24
Total Rooms	9		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		723,700
Sq Ft Fin Bsmt	936		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	1440		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	1986	A	70	C	1.00	1,800
SHD1	Shed	L	138	21.00	1986	A	70	C	1.00	2,000
SPL2	Ing Pool-Good	L	648	89.00	2021	E	100	B	1.50	86,500
GNR	GENERATOR	L	1	12400.00	2022	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,636	1,636	1,636	207.09	338,798
BSM	Basement	0	1,440	288	41.42	59,642
CTH	Cathedral Ceiling	0	196	20	21.13	4,142
FGH	Heated Garage	0	616	308	103.54	63,783
FNS	Finished 90% Story	1,832	2,036	1,832	186.34	379,387
FOP	Open Porch	0	122	18	30.55	3,728
FUS	Finished Upper Story	24	24	24	207.09	4,970
SHD	Attached Shed	0	180	63	72.48	13,047
WDK	Deck	0	568	57	20.78	11,804
Ttl Gross Liv / Lease Area		3,492	6,818	4,246		879,301

