

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
SIROIS OLIVIA 1127 TREMONT ST DUXBURY MA 02332			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	180,500	180,500
		SUPPLEMENTAL DATA			0 Medium		RES LAND	1010	351,100
		Alt Prcl ID	Cyclical 1			RESIDNTL	1010	2,200	2,200
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 1404	District						
		Total Acres .949	Res Exem						
		Chapter Lan							
		GIS ID F_861035_2846618	Assoc Pid#						
						Total	533,800	533,800	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
SIROIS OLIVIA		56321 9	01-14-2022	U	I	425,000	1V	Year	Code	Assessed	Year	Code	Assessed
BROWN DIANE F TT		48309 0231	04-13-2017	U	I	100	1V	2023	1010	133,500	2022	1010	109,400
FERNANDES ANTONIO M & FERNANDE		3972 0574	03-20-1974	U	I	1	1		1010	325,300		1010	272,500
									1010	1,500		1010	1,600
						Total		460,300	Total	383,500	Total	330,000	

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

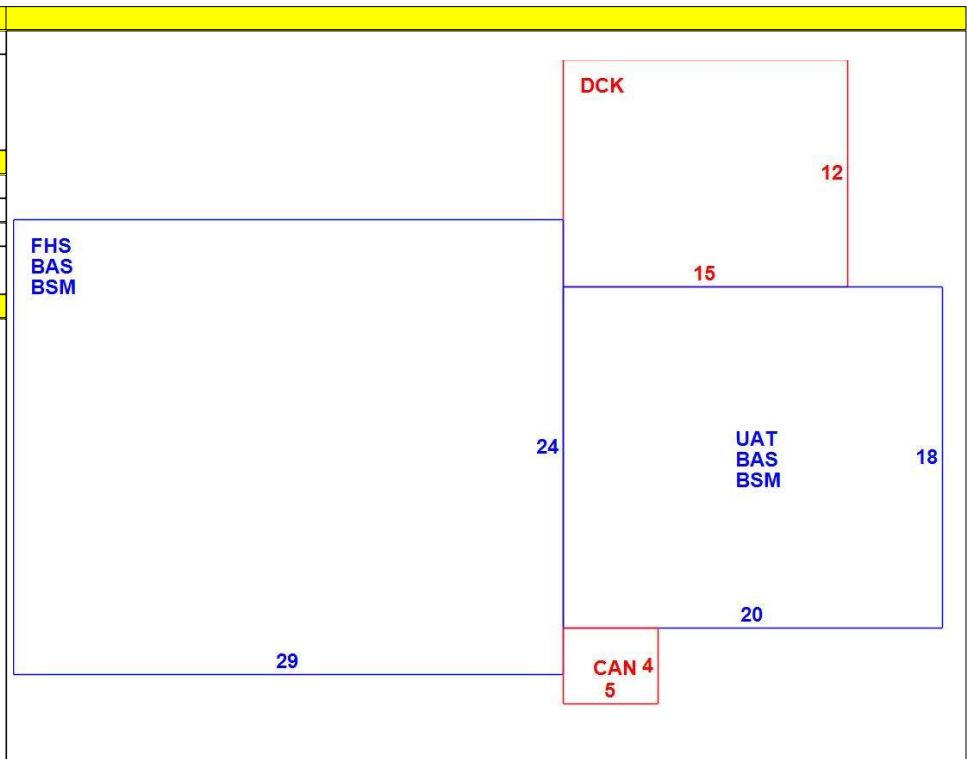
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	180,500		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	2,200		
Appraised Land Value (Bldg)	351,100		
Special Land Value	0		
Total Appraised Parcel Value	533,800		
Valuation Method	C		
Total Appraised Parcel Value	533,800		

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
QPO-23-77	04-10-2023	MN	Maintenance	20,000		100		White Cedar Shingles	11-02-2021	SJT	10		00	Measure & Listed
BPO-22-53	02-10-2022	MN	Maintenance	3,800		100		Weatherization/air sealing	04-12-2013	VGS			20	Field Review
115	06-27-2011	MN	Maintenance	4,516		100		INSULATE ATTIC	03-27-2013	AO	6	6	30	Quality Control
									06-12-2007	BSB		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	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.032 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	1,100
Total Card Land Units					0.95 AC	Parcel Total Land Area					0.95	Total Land Value			351,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1032	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	126.00	Full
Stories	1.6				
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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			250,549
Interior Floor 2			Net Other Adj		11,050
Heat Fuel	02	Oil	Replace Cost		261,600
Heat Type	05	Hot Water	Year Built		1950
AC Type	01	None	Effective Year Built		1990
Bedrooms	2		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		31
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		69
Gas Fireplaces	0		Cns Sect Rcnd		180,500
Sq Ft Fin Bsmt	320		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1032		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	300	21.00	1980	P	35	C	1.00	2,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,056	1,056	1,056	148.34	156,649
BSM	Basement	0	1,056	211	29.64	31,300
CAN	Canopy	0	20	2	14.83	297
DCK	Deck	0	180	18	14.83	2,670
FHS	Finished Half Story	348	696	348	74.17	51,623
UAT	Unfinished Attic	0	360	54	22.25	8,010
Ttl Gross Liv / Lease Area		1,404	3,368	1,689		250,549

