

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VALLIERE MICHAEL			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
CHEVRETTE MEAGHAN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	737,800	737,800	
821 FRANKLIN ST		SUPPLEMENTAL DATA			RES LAND	1010	383,700	383,700		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2363 Total Acres 1.929 Chapter Lan GIS ID F_861251_2846556			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		1,122,900	1,122,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
VALLIERE MICHAEL	52595 312	04-10-2020	Q	I	701,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CURCURU RICHARD L	27390 0002	01-15-2004	Q	I	599,000	00	2023	1010	556,600	2022	1010	478,900	2021	1010	417,200
RESTIVO PATRICIA A	16818 0003	11-16-1998	Q	V	368,000	00		1010	399,100		1010	328,900		1010	274,100
MILLBROOK SQUARE RLTY TRUST	15863 0061	02-04-1998	U	V	100,000	1P		1010	900		1010	900		1010	1,200
							Total		956,600	Total		808,700	Total		692,500

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)	737,800		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	1,400		
Appraised Land Value (Bldg)	383,700		
Special Land Value	0		
Total Appraised Parcel Value	1,122,900		
Valuation Method	C		
Total Appraised Parcel Value	1,122,900		

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
BPO-20-231	10-19-2020	BP	Bldg Permit	30,000		100	02-18-2021	Finish approx 560sf of attic spac	04-06-2021	SJD	9	1	07	Measure - Info @ Door
BPO-20-187	09-16-2020	BP	Bldg Permit	12,200	10-26-2020	100	12-14-2020	Construct a 10x12sf deck	10-26-2020	SJT	5		20	Field Review
QP-20-55	09-09-2020	MN	Maintenance	2,600		100		Install New Slider & Replace 1 W	04-12-2013	VGS			20	Field Review
14796	01-29-1998	NC	New Construct	132,000	06-12-1998	100		28X36 DWEL W/GARAGE	08-16-2007	BSB			01	Measure - No Entry

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	LOT 3		1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.961 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	33,600
1	1010	Single Family	RC	Undevelop	0.050 AC	2,000.00	1.00000	0	1.00	0050	1.000				1.0000	0.05	100
Total Card Land Units					1.93 AC	Parcel Total Land Area					1.93	Total Land Value					383,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very 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		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			787,593
Interior Floor 2			Net Other Adj		60,480
Heat Fuel	02	Oil	Replace Cost		848,073
Heat Type	05	Hot Water	Year Built		1998
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		13
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		737,800
Sq Ft Fin Bsmt	840		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	1008		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	96	21.00	1985	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAL	Balcony	0	120	12	24.06	2,887
BAS	First Floor	1,288	1,288	1,288	240.56	309,841
BSM	Basement	0	1,288	258	48.19	62,064
DCK	Deck	0	288	29	24.22	6,976
FGR	Garage	0	624	250	96.38	60,140
FHS	Finished Half Story	480	960	480	120.28	115,469
FNS	Finished 90% Story	907	1,008	907	216.46	218,188
FOP	Open Porch	0	56	8	34.37	1,924
FSP	Screened Porch	0	150	30	48.11	7,217
PTO	Patio	0	240	12	12.03	2,887
Ttl Gross Liv / Lease Area		2,675	6,022	3,274		787,593

