

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
GAMBINO JOSEPH JOHN & ELLEN GAMBINO REVOCABLE TRUST 485 CONGRESS ST DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description RESIDENTL RES LAND	Code 1010 1010	Appraised 349,700 351,600	Assessed 349,700 351,600
		0	Septic	0	Paved	0	Average				
		SUPPLEMENTAL DATA		Cyclical Exemption W District Res Exem		4					
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1492 Total Acres 1.129 Chapter Lan GIS ID F_861748_2846763		Assoc Pid#				Total		701,300	701,300		

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GAMBINO JOSEPH JOHN & ELLEN MAR		49665 0135	04-05-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
GAMBINO JOSEPH J		13266 0011	11-17-1994	Q	I	205,000	00	2023	1010	267,100	2022	1010	222,800
WEBBY STEPHEN A TRUSTEE		13006 0258	07-08-1994	Q	V	85,000	00		1010	365,700	2021	1010	222,400
DELPRETE DAVID M TRUSTEE		13006 0250	07-08-1994	Q	V	55,000	00	Total		632,800	Total		679,100
								Total		602,700	Total		602,700

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)	349,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	351,600
Special Land Value	0
Total Appraised Parcel Value	701,300
Valuation Method	C
Total Appraised Parcel Value	701,300

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

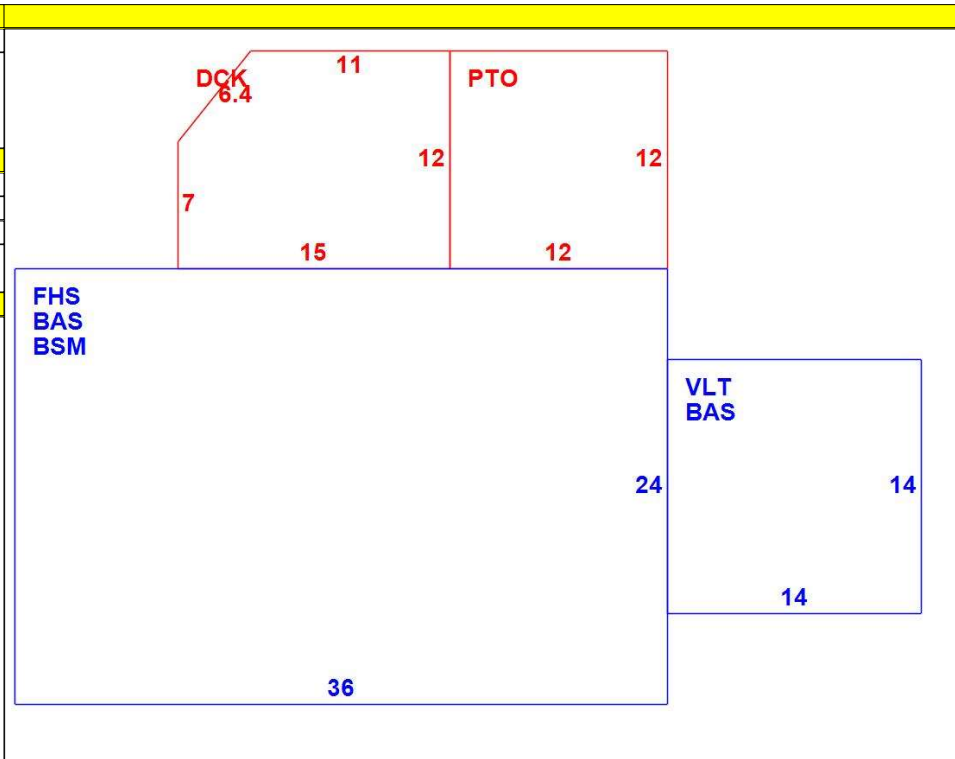
NOTES									

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
13423	09-20-1994	NC	New Construct	9,000	11-30-1995	100		14X14 1STY ADD		10-16-2018	JLF	10	1	00	Measure & Listed
13342	08-01-1994	NC	New Construct	79,000	09-14-1995	100		24X36 2STY SING FAM		04-12-2013	VGS			20	Field Review
										09-12-2007	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	350,000
1	1010	Single Family	PD	Residual	0.038	AC 35,000.00	1.00000	5	1.00	0050	1.000			1.0000	1,300
1	1010	Single Family	PD	Undevelop	0.174	AC 2,000.00	1.00000	0	1.00	0050	1.000			1.0000	300
Total Card Land Units					1.13	AC	Parcel Total Land Area					1.13	Total Land Value		351,600

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	864	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.5		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	25	Vinyl Siding			C
Exterior Wall 2					B
Roof Structure	03	Gable			S
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	05	Drywall	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2	14	Carpet			394,474
Heat Fuel	03	Gas	Net Other Adj		16,900
Heat Type	04	Forced Air-Duc	Replace Cost		411,374
AC Type	03	Central	Year Built		1994
Bedrooms	3		Effective Year Built		2006
Full Baths	2		Depreciation Code		G
Half Baths	0		Remodel Rating		
Extra Fixtures	0		Year Remodeled		
Total Rooms	6		Depreciation %		15
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		85
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		349,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	864		Misc Imp Ovr Comment		
			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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,060	1,060	1,060	232.18	246,111
BSM	Basement	0	864	173	46.49	40,167
DCK	Deck	0	170	17	23.22	3,947
FHS	Finished Half Story	432	864	432	116.09	100,302
PTO	Patio	0	144	7	11.29	1,625
VLT	Vaulted Ceiling	0	196	10	11.85	2,322
Ttl Gross Liv / Lease Area		1,492	3,298	1,699		394,474

