

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TRIPI FRANCIS & KATHLEEN TRS TRIPI TRUST PO BOX 2774 DUXBURY MA 02331		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	416,100	416,100
		SUPPLEMENTAL DATA		Cyclical Exemption W		4	RES LAND	1010	403,300	403,300	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2115 Total Acres 1.248 Chapter Lan GIS ID F_864501_2846033		District Res Exem		RESIDNTL		1010	48,500	48,500	905 DUXBURY, MA VISION
		Assoc Pid#		Total		867,900	867,900				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TRIPI FRANCIS & KATHLEEN TRS		31776 0010	11-23-2005	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TRIPI FRANK		17807 0029	08-26-1999	Q	I	402,000	00	2023	1010	322,000	2022	1010	296,600	2021	1010	272,500
BROWN GEORGES P		13833 0068	09-15-1995	Q	I	300,000	00		1010	430,600		1010	384,900		1010	320,800
									1010	30,600		1010	30,600		1010	30,600
		Total		783,200		Total		712,100		Total		623,900				

EXEMPTIONS			OTHER ASSESSMENTS					APPRAISED VALUE SUMMARY						
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor					
Total		0.00							Appraised Bldg. Value (Card) 416,100					
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Xf (B) Value (Bldg) 0				
0050										Appraised Ob (B) Value (Bldg) 48,500				
NOTES												Appraised Land Value (Bldg) 403,300		
												Special Land Value 0		
												Total Appraised Parcel Value 867,900		
												Valuation Method C		
												Total Appraised Parcel Value 867,900		

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
20000159	05-09-2000	MN	Maintenance	5,000		100		REPLACE FENCING		04-12-2013	VGS			20	Field Review
13889	11-09-1995	MN	Maintenance	3,000	05-28-1996	100		REPLACE BEAM IN BSMT		05-30-2007	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	32,230 SF	10.40	1.00000	5	1.00	0050	1.000			V115	1.1500	10.40	385,500
1	1010	Single Family	RC	Residual	0.508 AC	35,000.00	1.00000	5	1.00	0050	1.000				1.0000	0.80	17,800
Total Card Land Units					1.25 AC	Parcel Total Land Area					1.25	Total Land Value					403,300

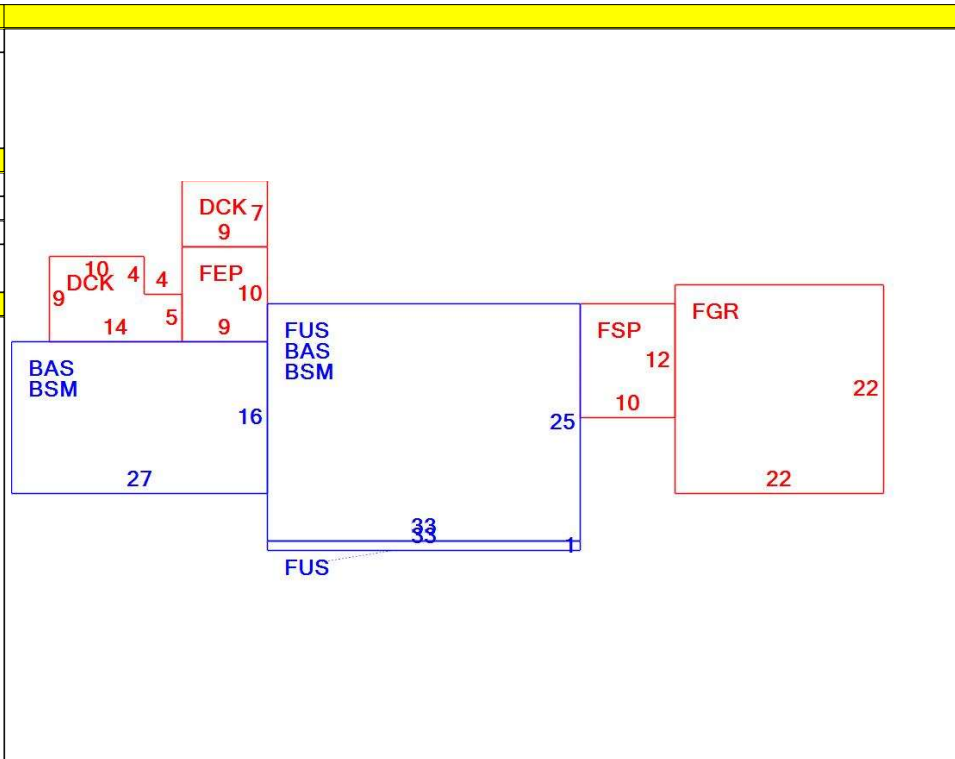
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1257	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		491,873
Heat Type	05	Hot Water	Replace Cost		547,513
AC Type	01	None	Year Built		1970
Bedrooms	3		Effective Year Built		1997
Full Baths	2		Depreciation Code		G
Half Baths	1		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	8		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	2		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	940		Cns Sect Rcnd		416,100
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1257		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
SHD1	Shed	L	96	21.00	1980	A	70	C	1.00	1,400
SPL2	Ing Pool-Good	L	648	89.00	1980	A	70	C	1.00	40,400
PTO	Patio	L	272	15.00	1980	A	70	C	1.00	2,900
GRN1	Greenhouse -	L	104	52.00	1983	A	70	C	1.00	3,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,257	1,257	1,257	185.26	232,876
BSM	Basement	0	1,257	251	36.99	46,501
DCK	Deck	0	173	17	18.21	3,149
FEP	Finished Enclosed Porch	0	90	54	111.16	10,004
FGR	Garage	0	484	194	74.26	35,941
FSP	Screened Porch	0	120	24	37.05	4,446
FUS	Finished Upper Story	858	858	858	185.26	158,956
Ttl Gross Liv / Lease Area		2,115	4,239	2,655		491,873



321 CONGRESS ST

