

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
YACCARINO DANIEL J			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
YACCARINO CARRIE A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	453,700	453,700	
1 MALLARDS COVE LN		SUPPLEMENTAL DATA			RES LAND	1010	473,200	473,200		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1736 Total Acres 1.002 Chapter Lan GIS ID F_865032_2843764			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	17,700	17,700	
						Total		944,600	944,600	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
YACCARINO DANIEL J		37654 0105	08-26-2009	Q	I	485,000	00	Year	Code	Assessed	Year	Code	Assessed
HIGGINS DAVID L		15289 0304	07-01-1997	Q	I	233,460	00	2023	1010	330,800	2022	1010	303,200
									1010	507,800		1010	302,400
									1010	12,700		1010	12,700
								Total		851,300	Total		618,300
											Total		528,900

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			453,700
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			17,700
Appraised Land Value (Bldg)			473,200
Special Land Value			0
Total Appraised Parcel Value			944,600
Valuation Method			C
Total Appraised Parcel Value			944,600

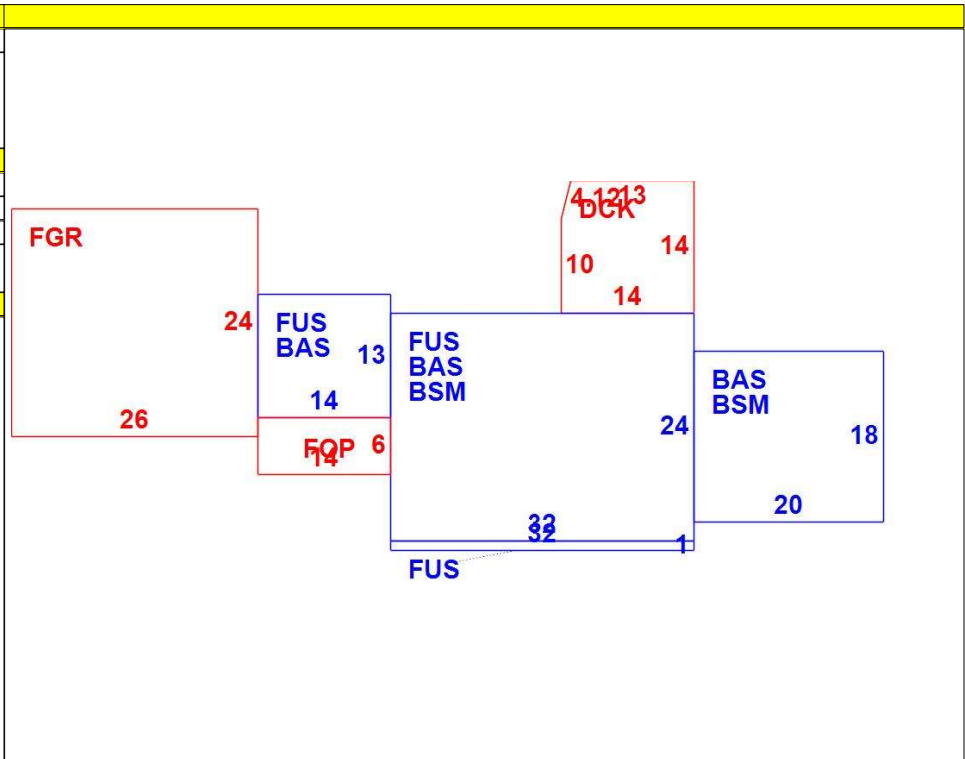
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BPO-22-120	04-19-2022	AD	Addition	121,200	03-22-2023	100	12-06-2022	14X19 2ND FL MSTR BEDRM. 6	03-22-2023	SJT	5		01	Measure - No Entry
2017-87	03-28-2017	AD	Addition	71,000	04-23-2018	100		18' X 20' ADDITION WITH FULL	04-23-2018	JLF	5		01	Measure - No Entry
31	03-23-2010	MN	Maintenance	14,110		100		12 WINDOWS	04-12-2013	VGS			20	Field Review
									07-20-2010	KP			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	0060	1.341			1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.080 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.09	3,800
Total Card Land Units					1.00 AC	Parcel Total Land Area					1.00	Total Land Value			473,200	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	768	
Model	01	Residential	Bsmt Type	00	
Grade	06	Good	Unfin Area	0.00	N/A
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	1				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	609				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	768				

CONDO DATA				
Parcel Id		C	Owne	
			B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION				
Net Other Adj			600,596	
Replace Cost			38,461	
Year Built			1969	
Effective Year Built			1992	
Depreciation Code			A	
Remodel Rating				
Year Remodeled				
Depreciation %			29	
Functional Obsol				
External Obsol				
Trend Factor			1.000	
Condition				
Condition %				
Percent Good			71	
Cns Sect Rcnd			453,700	
Dep % Ovr				
Dep Ovr Comment				
Misc Imp Ovr				
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	1,008	21.00	1980	P	35	E	0.25	1,900
GNR	GENERATOR	L	1	12400.00	2019	G	85	B	1.50	15,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,310	1,310	1,310	214.50	280,993
BSM	Basement	0	1,128	226	42.98	48,477
DCK	Deck	0	194	19	21.01	4,075
FGR	Garage	0	624	250	85.94	53,625
FOP	Open Porch	0	84	13	33.20	2,788
FUS	Finished Upper Story	982	982	982	214.50	210,638
Ttl Gross Liv / Lease Area		2,292	4,322	2,800		600,596

