

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GOVONI CAROLYN A TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CAG REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	346,700	346,700
14 APPLE HILL LN		SUPPLEMENTAL DATA				RES LAND	1010	450,100	450,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2082 Total Acres 1.308 Chapter Lan GIS ID F_863662_2843789				RESIDNTL	1010	31,700	31,700
		Cyclical Exemption W District Res Exem Assc Pid# 4				Total		828,500	828,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GOVONI CAROLYN A TT		28349 0348	06-02-2004	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed
GOVONI CAROLYN A		28349 0333	06-02-2004	U	I	1	1F	2023	1010	258,900	2022	1010	224,900
CAG REALTY TRUST		22459 0334	07-19-2002	U	I	100	1F		1010	483,000		1010	307,000
GOVONI CAROLYN A		19790 0117	05-07-2001	U	I	1	1		1010	17,600		1010	17,600
		Total						759,500		Total		549,500	
								Total		Total		538,300	

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)	346,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	31,700
Appraised Land Value (Bldg)	450,100
Special Land Value	0
Total Appraised Parcel Value	828,500
Valuation Method	C
Total Appraised Parcel Value	828,500

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES									

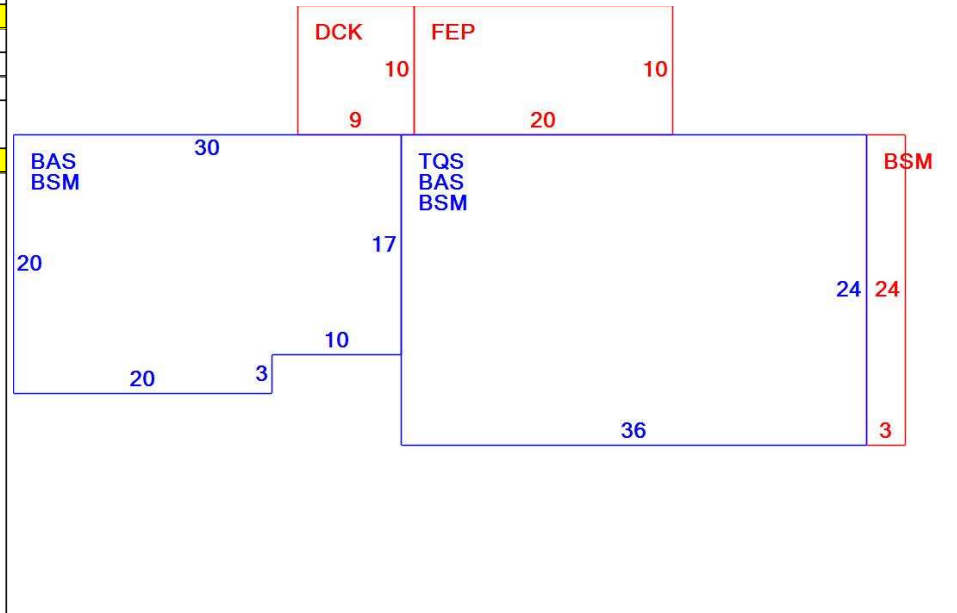
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
12447	07-17-1992	NC	New Construct	6,500	01-01-1993	100		SCR PCH 21X10 DK8X10	11-22-2021	SJT	10		21	Field Review + GIS
									04-12-2013	VGS			20	Field Review
									07-07-2007	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	0060	1.341	FULL VIEW WIRES/BUFFER A	E95	0.9500	11.15	445,900
1	1010	Single Family	RC	Residual	0.070	AC 35,000.00	1.00000	5	1.00	0060	1.341	BUFFER ZONE COVERS(R)LA		1.0000	1.08	3,300
1	1010	Single Family	RC	Undevelop	0.320	AC 2,000.00	1.00000	0	1.00	0060	1.341	POWERLINES		1.0000	0.06	900
Total Card Land Units					1.31	AC	Parcel Total Land Area					1.31	Total Land Value		450,100	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1506	
Model	01	Residential	Bsmt Type	00	
Grade	04	Above Ave	Unfin Area	0.00	N/A
Stories	1.75				
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	02	Oil			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	0				
Extra Fixtures	0				
Total Rooms	6				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	2				
Bsmt Area	1506				

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

COST / MARKET VALUATION			
Net Other Adj		454,669	
Replace Cost		20,240	
Year Built		1983	
Effective Year Built		1994	
Depreciation Code		A	
Remodel Rating			
Year Remodeled			
Depreciation %		27	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		73	
Cns Sect Rcnd		346,700	
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
SPL1	Ing Pool - Ave	L	650	64.00	1980	A	70	C	1.00	29,100
SHD1	Shed	L	80	21.00	1987	A	70	C	1.00	1,200
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
BAS	First Floor	1,434	1,434	1,434	181.00	259,552
BSM	Basement	0	1,506	301	36.18	54,481
DCK	Deck	0	90	9	18.10	1,629
FEP	Finished Enclosed Porch	0	200	120	108.60	21,720
TQS	Three Quarter Story	648	864	648	135.75	117,287
Ttl Gross Liv / Lease Area		2,082	4,094	2,512		454,669

