

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SCOLASTICO JOSEPH G & MOLLY 70 UNION BRIDGE RD DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	240,800	240,800	
				0	Medium			RES LAND	1010	392,200	392,200	
SUPPLEMENTAL DATA								RESIDNTL	1010	9,700	9,700	
Alt Prcl ID		Scnd Home		Cyclical Exemption		4						
Tax Class		T		W								
Tot Fin Area		1506		District								
Total Acres		3.668		Res Exem								
Chapter Lan												
GIS ID		F_862445_2841430		Assoc Pid#								
									Total	642,700	642,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SCOLASTICO JOSEPH G & MOLLY		53593 226	10-09-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCOLASTICO JOSEPH G & MOLLY		44145 0192	03-14-2014	Q	I	365,000	00	2023	1010	211,500	2022	1010	199,800	2021	1010	179,200
GARRITY BARBARA A		14830 0183	12-06-1996	U	I	1	1F		1010	421,500		1010	350,000		1010	292,000
GARRITY JOHN F		10614 0240	11-29-1991	Q	I	200,000	00		1010	5,300		1010	5,300		1010	5,300
									Total	638,300	Total	555,100	Total	476,500		

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

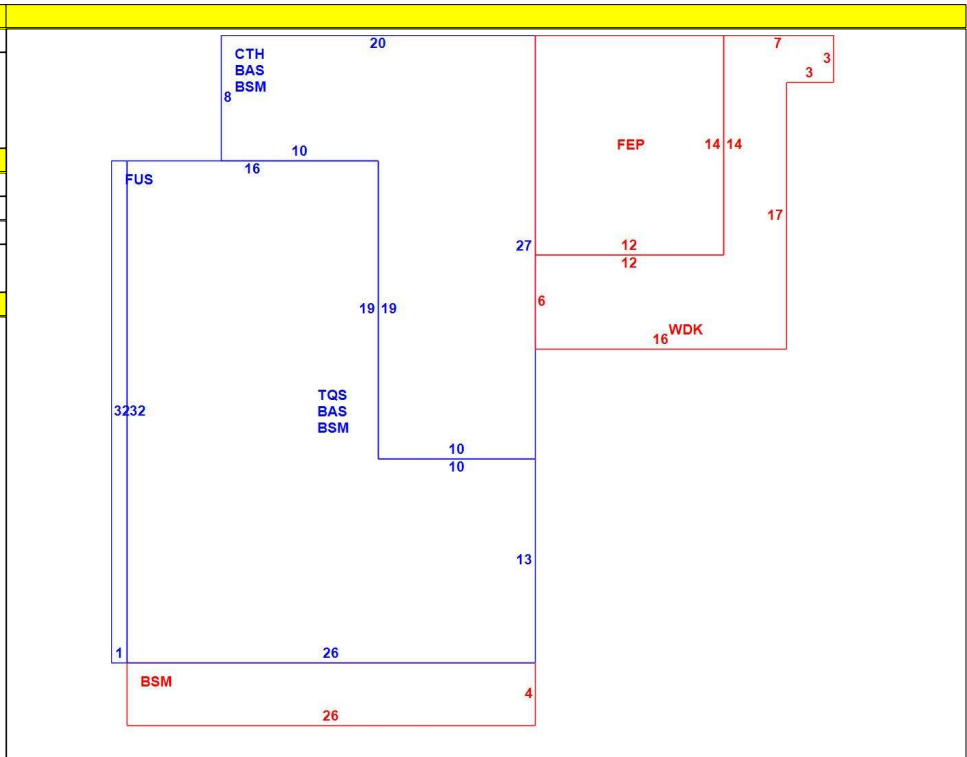
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										240,800				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										9,700				
Appraised Land Value (Bldg)										392,200				
Special Land Value										0				
Total Appraised Parcel Value										642,700				
Valuation Method										C				
Total Appraised Parcel Value										642,700				

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
2018-244	06-27-2018	RM	Remodel	4,200	06-13-2019	100		12' X 13' EXISTING PORCH ON		08-25-2020	SJT	5		20	Field Review
2017-23	01-25-2017	RM	Remodel	9,400	08-15-2018	100		ELIMINATE CLOSET IN KITCHE		06-13-2019	SJT	5		30	Quality Control
2014-150	08-06-2014	MN	Maintenance	8,000		100		STRIP & REROOF 20 SQUARE		08-15-2018	JLF	5		30	Quality Control
311	06-25-2003	AD	Addition	10,000	10-21-2004	100		SCR PORCH		08-03-2015	SJD	9		01	Measure - No Entry
12131	11-27-1991	MN	Maintenance	100		100		ALTER BURNER ROOM		04-12-2013	VGS			20	Field Review
										10-21-2004	KP		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	8.75	350,000	
1	1010	Single Family	RC	Residual	1.750	AC 35,000.00	0.65714	5	1.00	0050	1.000		1.0000	0.53	40,200	
1	1010	Single Family	WP	Undevelop	1.000	AC 2,000.00	1.00000	0	1.00	0050	1.000	SWAMP	1.0000	0.05	2,000	
Total Card Land Units					3.67	AC	Parcel Total Land Area					3.67	Total Land Value			392,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1096	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	06	Board & Batten			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			294,667
Interior Floor 2			Net Other Adj		35,230
Heat Fuel	02	Oil	Replace Cost		329,896
Heat Type	05	Hot Water	Year Built		1983
AC Type	01	None	Effective Year Built		1994
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		27
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		73
Gas Fireplaces	0		Cns Sect Rcnld		240,800
Sq Ft Fin Bsmt	500		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1096		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
SHD2	Shed w/loft	L	192	34.00	2020	G	85	B	1.50	8,300

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	992	992	992	156.99	155,732
BSM	Basement	0	1,096	219	31.37	34,380
CTH	Cathedral Ceiling	0	350	35	15.70	5,495
FEP	Finished Enclosed Porch	0	168	101	94.38	15,856
FUS	Finished Upper Story	32	32	32	156.99	5,024
TQS	Three Quarter Story	482	642	482	117.86	75,668
WDK	Deck	0	161	16	15.60	2,512
Ttl Gross Liv / Lease Area		1,506	3,441	1,877		294,667

