

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
COSTELLO DANIELLE L TT			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
70 EAST ST REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	423,200	423,200
70 EAST ST		SUPPLEMENTAL DATA			RES LAND	1010	270,100	270,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1901 Total Acres .25 Chapter Lan GIS ID F_864520_2838189			Cyclical 4 Exemption W District Res Exem Assoc Pid#				
						Total	693,300	693,300	

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
COSTELLO DANIELLE L TT		56302 249	01-11-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
COSTELLO DANIELLE L		55170 208	06-18-2021	U	I	100	1A	2023	1010	321,200	2022	1010	293,700
COSTELLO DANIELLE L TRUSTEE		53583 101	10-07-2020	U	I	1	1A		1010	279,500		1010	229,400
COSTELLO DANIELLE L		52619 140	04-16-2020	U	I	1	1A						
COSTELLO DANIELLE L TRUSTEE		49961 0117	06-25-2018	U	I	529,000	1	Total	600,700	Total	523,100	Total	467,500

EXEMPTIONS			OTHER ASSESSMENTS				
Year	Code	Description	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)	423,200		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	270,100		
Special Land Value	0		
Total Appraised Parcel Value	693,300		
Valuation Method	C		
Total Appraised Parcel Value	693,300		

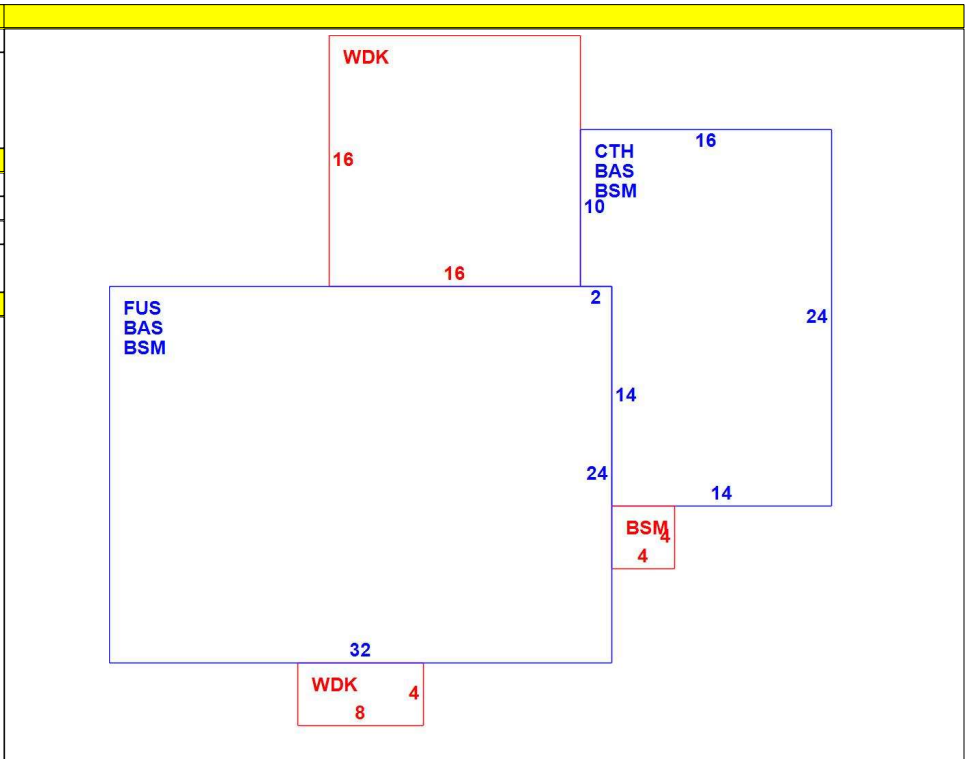
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

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
QPO-23-10	05-02-2023	MN	Maintenance	3,000		100	05-02-2023	REPLACE ENTRY & STORM D	11-30-2018	SJD	9		01	Measure - No Entry
300	06-27-2005	MS	Miscellaneous	7,200		100		15X16 DECK	04-12-2013	VGS			20	Field Review
496	10-15-2004	AD	Addition	36,000	10-07-2005	100		14X24,2X10FR,GARAGE	03-27-2013	AO	6	6	30	Quality Control
408	09-01-2004	AD	Addition	4,000	09-27-2005	100		FOUNDATION ONLY	10-07-2005	KP		1	00	Measure & Listed
322	07-02-2004	AD	Addition	5,000	09-27-2005	100		TWO 4'A DORMERS						
120010096	03-26-2001	MN	Maintenance	4,000	06-15-2002	100		REPLAC WINDOWS						

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	10,890 SF	24.80	1.00000	5	1.00	0050	1.000		1.0004	24.80	270,100
Total Card Land Units					0.25 AC	Parcel Total Land Area					0.25	Total Land Value			270,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1133	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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	Net Other Adj		500,140
Interior Floor 2			Replace Cost		22,330
Heat Fuel	03	Gas	Year Built		522,470
Heat Type	04	Forced Air-Duc	Effective Year Built		1971
AC Type	01	None	Depreciation Code		2002
Bedrooms	3		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		19
Extra Fixtures	2		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		81
Extra Openings	0		Cns Sect Rcnld		423,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1133		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	1,124	1,124	1,124	228.90	257,280
BSM	Basement	0	1,140	228	45.78	52,189
CTH	Cathedral Ceiling	0	356	36	23.15	8,240
FUS	Finished Upper Story	768	768	768	228.90	175,793
WDK	Deck	0	288	29	23.05	6,638
Ttl Gross Liv / Lease Area		1,892	3,676	2,185		500,140

