

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
IOVANNA GREGORY			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
21 PENNY LN			0 Septic	0 Paved	0 Average	RESIDNTL	1010	443,000	443,000	
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	354,500	354,500	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2022 Total Acres 1.048 Chapter Lan GIS ID F_861850_2842964		Cyclical 4 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	11,200	11,200		
							Total	808,700	808,700	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
IOVANNA GREGORY	51575	316	08-30-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
IOVANNA GREGORY	45746	0024	07-01-2015	Q	I	460,000	00	2023	1010	355,300	2022	1010	323,500
SORRENTO CHARLES R & MARGARET	44152	0105	03-17-2014	U	I	1	1A		1010	368,700		1010	303,900
SORRENTO CHARLES R	5065	0167	10-09-1981	Q	I	60,000	00		1010	8,000		1010	8,000
								Total	732,000	Total	635,400	Total	529,400

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				

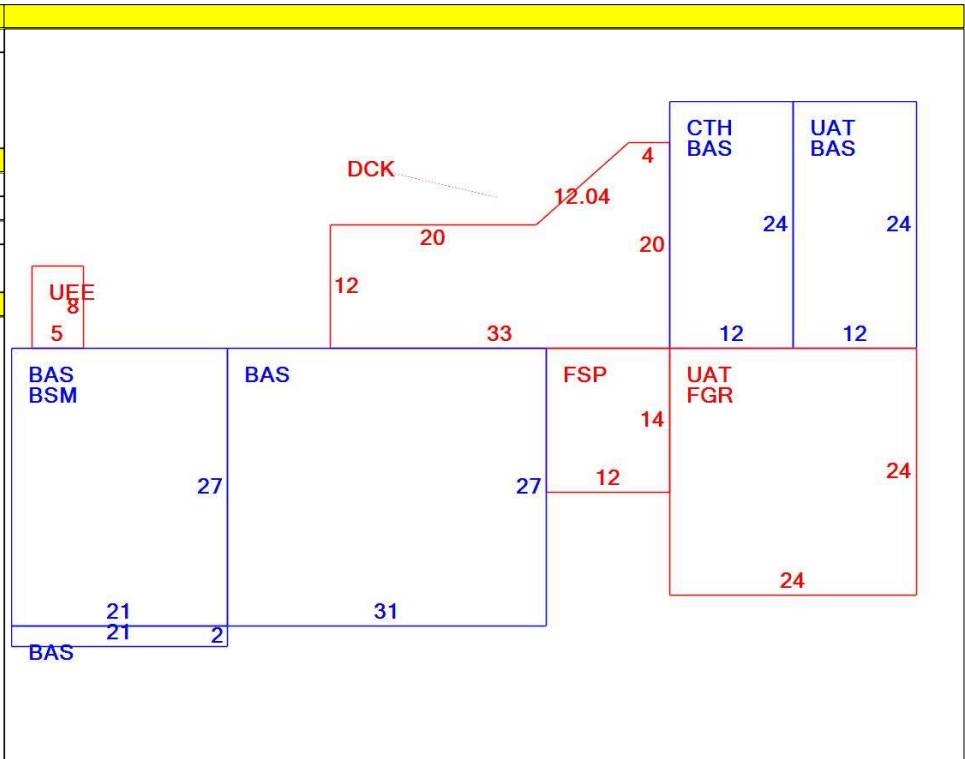
  

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								443,000	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								11,200	
Appraised Land Value (Bldg)								354,500	
Special Land Value								0	
Total Appraised Parcel Value								808,700	
Valuation Method								C	
Total Appraised Parcel Value								808,700	

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
13	03-21-2008	MN	Maintenance	10,000		100		REROOF 28 SQUARES	09-12-2017	SJD			20	Field Review
13126	03-29-1994	AD	Addition	28,000	09-14-1995	100		24X24 1 ST ADD	01-31-2017	SJD	0	1	06	Inspection Only
12574	10-16-1992	AD	Addition	22,000	01-01-1993	100		BRZWY /ATT GARAGE	04-07-2016	SJD	9	1	01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									07-24-2007	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	0050	1.000		1.0000	8.75	350,000	
1	1010	Single Family	RC	Residual	0.129	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	4,500	
Total Card Land Units					1.05	AC	Parcel Total Land Area					1.05	Total Land Value			354,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	02	Split-Level	Bsmt Area	567	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		559,248
Interior Floor 2			Replace Cost		23,628
Heat Fuel	03	Gas	Year Built		582,874
Heat Type	04	Forced Air-Duc	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		1997
Bedrooms	3		Remodel Rating		G
Full Baths	1		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		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		76
Extra Openings	0		Cns Sect Rcnld		443,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	307		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	567		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	64	21.00	1995	A	70	C	1.00	900
SHD1	Shed	L	110	21.00	1995	A	70	C	1.00	1,600
GNR	GENERATOR	L	1	12400.00	2005	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,022	2,022	2,022	213.62	431,932
BSM	Basement	0	567	113	42.57	24,139
CTH	Cathedral Ceiling	0	288	29	21.51	6,195
DCK	Deck	0	464	46	21.18	9,826
FGR	Garage	0	576	230	85.30	49,132
FSP	Screened Porch	0	168	34	43.23	7,263
UAT	Unfinished Attic	0	864	130	32.14	27,770
UEE	Unfin. Enclosed Entry	0	40	14	74.77	2,991
Ttl Gross Liv / Lease Area		2,022	4,989	2,618		559,248

