

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
PORCIATTI SILVIO			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
SANTOSCOY DOUGHERTY MIA ANT			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	629,600	629,600	
55 CROSS ST					0	Medium			RES LAND	1010	350,000	350,000	
DUXBURY MA 02332			SUPPLEMENTAL DATA						RESIDNTL	1010	26,000	26,000	
Alt Prcl ID			Cyclical			1							VISION
Scnd Home			Exemption										
Tax Class T			W										
Tot Fin Area 3306			District										
Total Acres .918			Res Exem										
Chapter Lan			Assoc Pid#										
GIS ID F_860191_2842885									Total 1,005,600 1,005,600				

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
PORCIATTI SILVIO			39326 0330	11-29-2010	Q	I	430,500	00	Year	Code	Assessed	Year	Code	Assessed			
									2023	1010	482,200	2022	1010	443,400			
										1010	364,000		1010	300,000			
										1010	5,200		1010	5,200			
									Total		851,400	Total		748,600	Total		566,500

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 629,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
<p>Appraised Land Value (Bldg) 350,000</p> <p>Special Land Value 0</p> <p>Total Appraised Parcel Value 1,005,600</p> <p>Valuation Method C</p> <p>Total Appraised Parcel Value 1,005,600</p>			

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-20-48	05-27-2020	BP	Bldg Permit	20,000	04-07-2021	100	11-04-2020	CONSTRUCT 101 SQ FT DECK	04-07-2021	SJT	5		20	Field Review
BP-19-321	10-10-2019	AD		240,000	03-16-2020	100	11-05-2020	Construct a 2 story addition with	09-03-2020	SJT	5		20	Field Review
BP-19-336	01-03-2019	DM		15,500	03-16-2020	100		DEMO 14' X 20.5' DWELLING T	03-16-2020	SJT	5		05	Measure - Under Construct
2019-1	01-03-2019	BP	Bldg Permit	4,500	03-16-2020	100		CONSTRUCT A 10' X 12' UTILIT	06-11-2018	JLF	5		01	Measure - No Entry
2016-389	11-09-2016	AD	Addition	65,000	06-11-2018	100		4' X 24' ONE LEVEL ADDITION	04-12-2013	VGS			20	Field Review
2015-305	09-28-2015	BP	Bldg Permit	10,400	06-11-2018	100		CONSTRUCT A 12' X 18' DECK	08-07-2007	BSB		1	00	Measure & Listed
2015-209	09-03-2015	MN	Maintenance	8,800		100		CEILING REPLACEMENT						

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,000
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

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55 CROSS ST		SUPPLEMENTAL DATA			RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3306 Total Acres .918 Chapter Lan GIS ID F_860191_2842885			Cyclical 1 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	26,000	26,000
						Total		1,005,600	1,005,600

VISION

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Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

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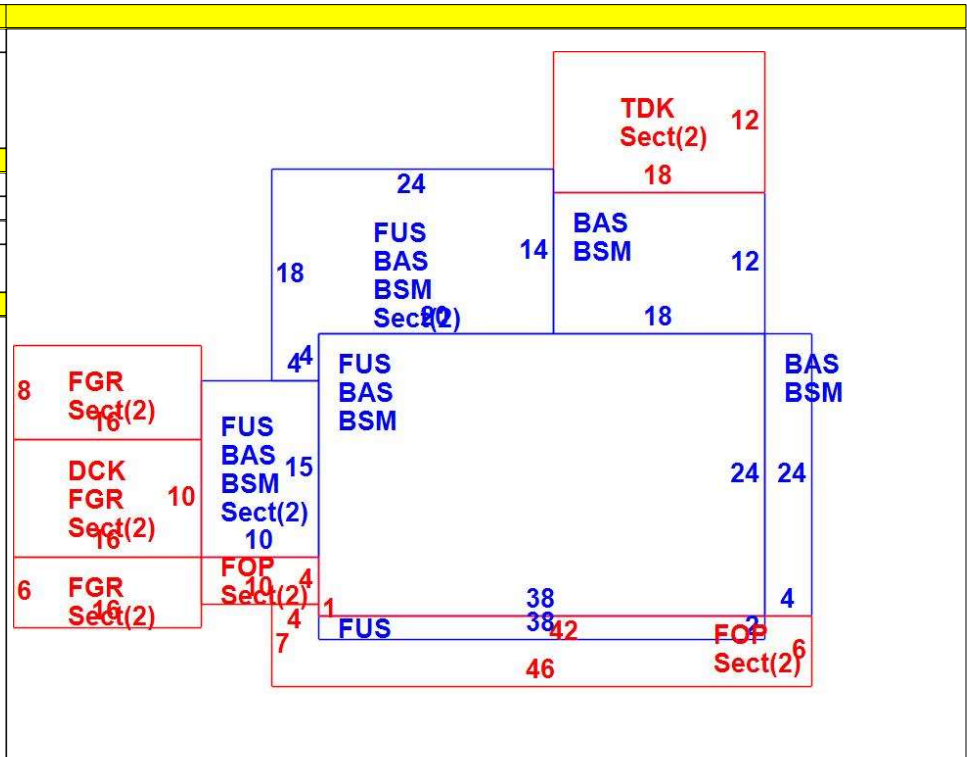
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	629,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	26,000
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	1,005,600
Valuation Method	C
Total Appraised Parcel Value	1,005,600

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Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	150	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/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	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			240,976
Interior Floor 2			Net Other Adj		6,500
Heat Fuel	02	Oil	Replace Cost		740,627
Heat Type	05	Hot Water	Year Built		2019
AC Type	03	Central	Effective Year Built		2018
Bedrooms	1		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		3
Total Rooms	2		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style			Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		97
Gas Fireplaces	0		Cns Sect Rcnd		240,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	150		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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	502	502	502	179.30	90,007	
BSM	Basement	0	502	100	35.72	17,930	
DCK	Deck	0	160	16	17.93	2,869	
FGR	Garage	0	384	154	71.91	27,612	
FOP	Open Porch	0	320	48	26.89	8,606	
FUS	Finished Upper Story	502	502	502	179.30	90,007	
TDK	Trex Deck	0	216	22	18.26	3,945	
Ttl Gross Liv / Lease Area		1,004	2,586	1,344		240,976	

