

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
TOSELLI PAUL A & DOROTHY M TRU TOSELLI FAMILY REVOCABLE TRUS 100 WELLINGTON LN DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	485,900	485,900
		SUPPLEMENTAL DATA		Cyclical Exemption W		1	Medium	RES LAND	1010	350,900	350,900
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1843 Total Acres .92 Chapter Lan GIS ID F_859238_2841582		Cyclical Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	13,000	13,000
						Total				849,800	849,800

VISION

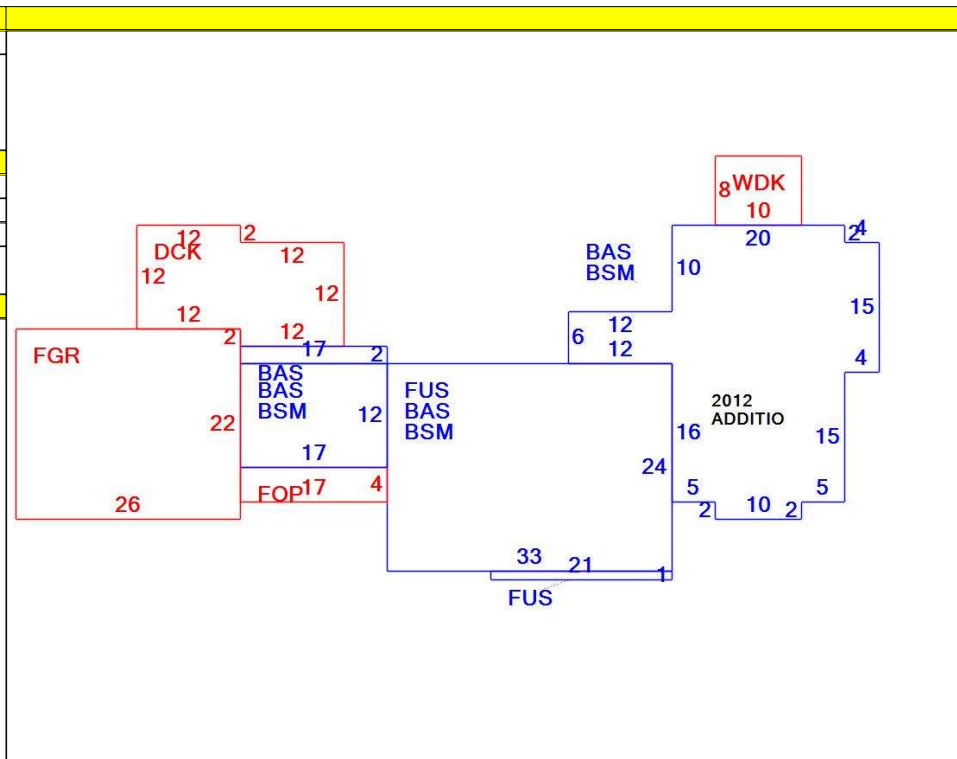
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
TOSELLI PAUL A & DOROTHY M TRUST		52892 257	06-11-2020	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
TOSELLI DOROTHY M		31239 0350	08-30-2005	U	I	1	1F	2023	1010	370,500	2022	1010	339,300
									1010	364,900		1010	300,600
									1010	9,400		1010	9,400
								Total		744,800	Total		649,300
											Total		552,900

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) 485,900			
									Appraised Xf (B) Value (Bldg) 0			
									Appraised Ob (B) Value (Bldg) 13,000			
									Appraised Land Value (Bldg) 350,900			
									Special Land Value 0			
									Total Appraised Parcel Value 849,800			
									Valuation Method C			
									Total Appraised Parcel Value 849,800			

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
2015-14	05-26-2015	MN	Maintenance	52,535	08-03-2015	100		REPLACE 15 WINDOWS AND 3	08-03-2015	JLF	5		01	Measure - No Entry
2014-4	04-23-2014	MS	Miscellaneous	3,800	08-03-2015	100		CONSTRUCT 14X10 UTILITY B	07-16-2013	BH			01	Measure - No Entry
179	07-13-2012	AD	ADDITION	97,200	07-16-2013	100		972' ADD	04-12-2013	VGS			20	Field Review
14346	01-02-1997	MN	Maintenance	4,000		100		STRIP & REROOF	08-07-2007	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	40,100 SF	8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,900
Total Card Land Units					0.92 AC	Parcel Total Land Area					0.92	Total Land Value			350,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	996	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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	Net Other Adj		603,329
Interior Floor 2			Replace Cost		36,043
Heat Fuel	03	Gas	Year Built		639,372
Heat Type	05	Hot Water	Effective Year Built		1970
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		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	2		Percent Good		76
Extra Openings	1		Cns Sect Rcnd		485,900
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	533		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	996		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	140	21.00	2014	G	85	C	1.00	2,500
GNR	GENERATOR	L	1	12400.00	2014	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,822	1,822	1,822	184.56	336,270
BSM	Basement	0	1,788	358	36.95	66,073
DCK	Deck	0	288	29	18.58	5,352
FGR	Garage	0	572	229	73.89	42,264
FOP	Open Porch	0	68	10	27.14	1,846
FUS	Finished Upper Story	813	813	813	184.56	150,048
WDK	Deck	0	80	8	18.46	1,476
Ttl Gross Liv / Lease Area		2,635	5,431	3,269		603,329

