

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MARSOCCI ANGELO A			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
MARSOCCI DAVID A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	237,300	237,300
97 WELLINGTON LN				0 Medium		RES LAND	1010	351,000	351,000
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	40,700	40,700
DUXBURY MA 02332	Alt Prcl ID	Cyclical 1							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 1196	District							
	Total Acres .948	Res Exem							
	Chapter Lan								
	GIS ID F_859426_2841730	Assoc Pid#							
						Total		629,000	629,000

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MARSOCCI ANGELO A	50845	0269	02-27-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
MARSOCCI ANGELO A & ELLEN L (1/2)	37690	0050	09-04-2009	U	I	1	1F	2023	1010	199,700	2022	1010	163,500
									1010	365,100		1010	300,900
									1010	27,900		1010	27,900
								Total		592,700	Total		492,300
								Total			Total		423,100

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

This signature acknowledges a visit by a Data Collector or Assessor

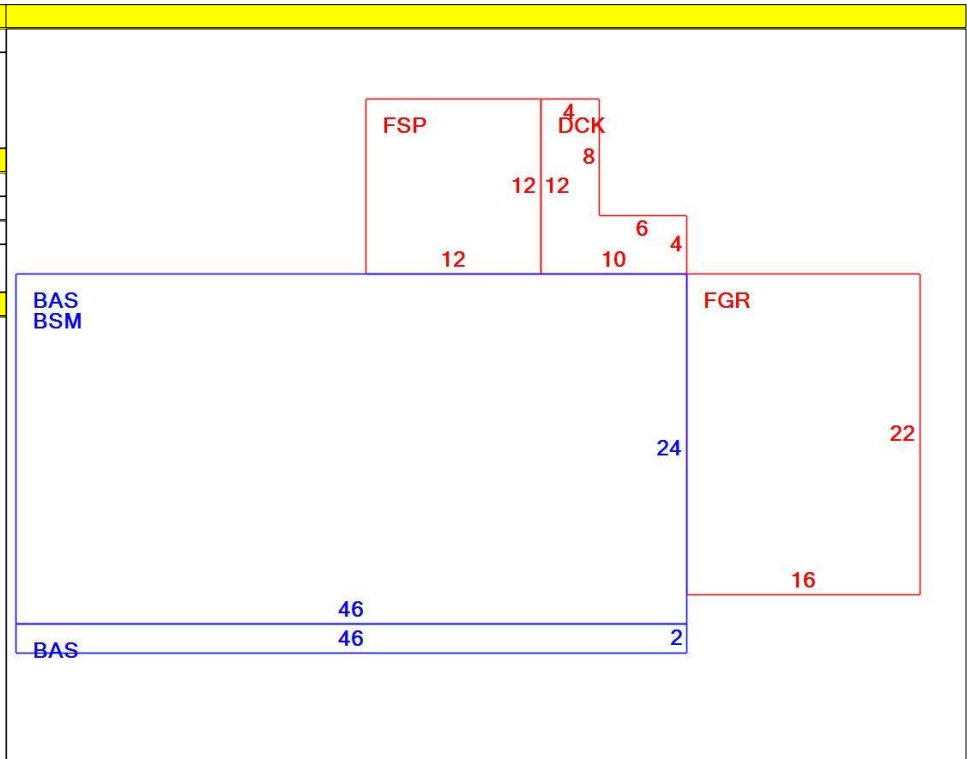
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES		APPRAISED VALUE SUMMARY	
2 ROOMS LOWER LEVEL		Appraised Bldg. Value (Card)	237,300
		Appraised Xf (B) Value (Bldg)	0
		Appraised Ob (B) Value (Bldg)	40,700
		Appraised Land Value (Bldg)	351,000
		Special Land Value	0
		Total Appraised Parcel Value	629,000
		Valuation Method	C
		Total Appraised Parcel Value	629,000

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
2014-48	04-23-2014	MN	Maintenance	18,065		100		REPLACE 9 WINDOWS	08-31-2023	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									07-26-2007	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	0.030	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.77	1,000	
Total Card Land Units					0.95	AC	Parcel Total Land Area					0.95	Total Land Value			351,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	08	Raised Ranch	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	03	
Grade	04	Above Ave	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			303,433
Interior Floor 2			Net Other Adj		30,820
Heat Fuel	03	Gas	Replace Cost		334,253
Heat Type	04	Forced Air-Duc	Year Built		1968
AC Type	03	Central	Effective Year Built		1992
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		237,300
Sq Ft Fin Bsmt	552		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1104		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
SPL2	Ing Pool-Good	L	510	89.00	1980	A	70	C	1.00	31,800
PTO	Patio	L	400	15.00	1980	A	70	C	1.00	4,200
SHD1	Shed	L	100	21.00	1983	A	70	C	1.00	1,500
GAZ	Gazebo	L	82	56.00	1985	A	70	C	1.00	3,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,196	1,196	1,196	190.36	227,670
BSM	Basement	0	1,104	221	38.11	42,069
DCK	Deck	0	72	7	18.51	1,333
FGR	Garage	0	352	141	76.25	26,841
FSP	Screened Porch	0	144	29	38.34	5,520
Ttl Gross Liv / Lease Area		1,196	2,868	1,594		303,433

