

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SBRACCIA GREGORY J TRUSTEE GREGORY J SBRACCIA LIVING TRU PO BOX 1003  DUXBURY MA 02331		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	342,100	342,100	
		SUPPLEMENTAL DATA		Cyclical Exemption W		1	Medium	RES LAND	1010	350,700	350,700	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1512 Total Acres .92 Chapter Lan GIS ID F_859554_2842111		Cyclical Exemption W District Res Exem Assoc Pid#		RESIDNTL	1010	1,200	1,200	905 DUXBURY, MA		
Total										694,000	694,000	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SBRACCIA GREGORY J TRUSTEE SBRACCIA, GREGORY J SBRACCIA GREGORY J TT SBRACCIA FAMILY RLTY TRUST		52311 182	02-05-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		52300 321	02-03-2020	U	I	1	1A	2023	1010	256,100	2022	1010	214,100	2021	1010	213,700
		37837 0003	10-22-2009	U	I	100	1A		1010	364,700		1010	300,600		1010	250,500
		14872 0208	12-27-1996	U	I	100	1F		1010	800		1010	800		1010	800
Total										621,600	Total	515,500	Total	Total	465,000	

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				

NOTES											
WOB 2013 - 49 + 12020 = DONE 2013-101 - ?? NO ONE HOME											

APPRAISED VALUE SUMMARY										
Appraised Bldg. Value (Card)										342,100
Appraised Xf (B) Value (Bldg)										0
Appraised Ob (B) Value (Bldg)										1,200
Appraised Land Value (Bldg)										350,700
Special Land Value										0
Total Appraised Parcel Value										694,000
Valuation Method										C
Total Appraised Parcel Value										694,000

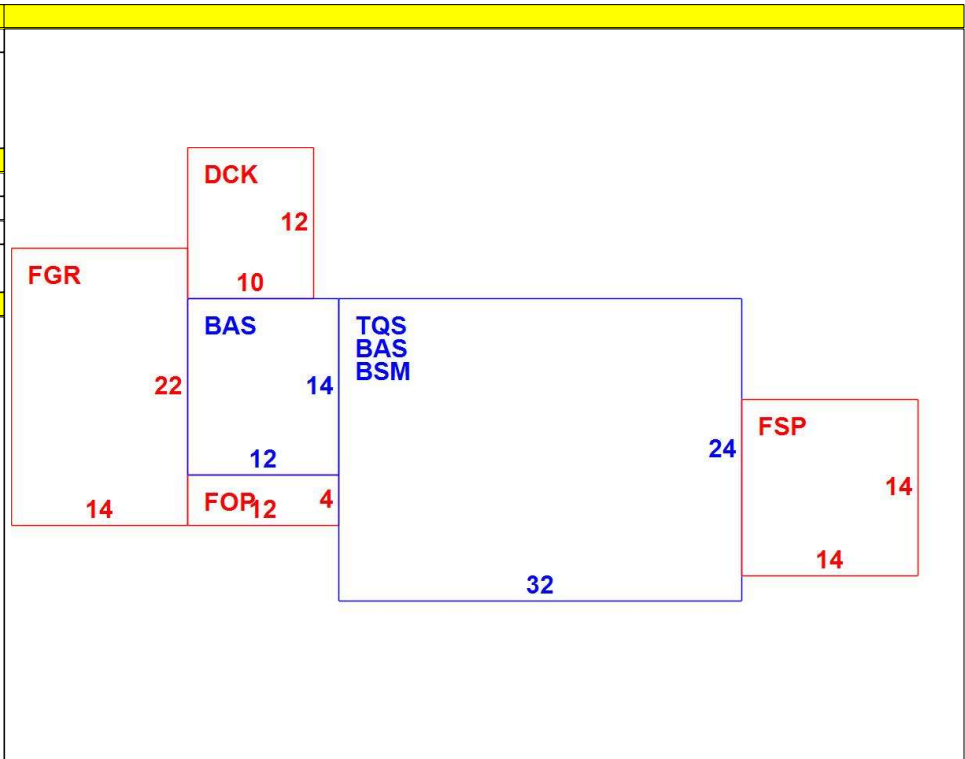
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
BP-19-199	06-12-2019	RM		3,500	01-29-2020	100		Remove/Replace 10'x12' PT Dec	01-29-2020	SJT	5		01	Measure - No Entry
2013-0101	05-15-2013	RM	REMODEL	14,684	07-16-2013	100		REFURBISH AN EXISTING BAT	07-16-2013	BH			01	Measure - No Entry
2013-49	04-17-2013	MN	Maintenance	3,473	07-16-2013	100		REPLACE 1 DOOR	04-12-2013	VGS			20	Field Review
14482	05-20-1997	NC	New Construct	3,000	05-20-1998	100		8 X 10 SHED	07-31-2007	BSB	8	00		Measure & Listed
12020	09-05-1991	MN	Maintenance	4,000	07-16-2013	100		SKYLIGHT/REROOF/GUTT						

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	40,075	SF 8.75	1.00000	5	1.00	0050	1.000		1.0000	8.75	350,700	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	768	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	3				
Full Baths	1				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	264				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	768				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			427,901
Replace Cost			22,230
Year Built			1968
Effective Year Built			1997
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			24
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			76
Cns Sect Rcnld			342,100
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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
SHD1	Shed	L	80	21.00	1997	A	70	C	1.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	231.67	216,846
BSM	Basement	0	768	154	46.46	35,678
DCK	Deck	0	120	12	23.17	2,780
FGR	Garage	0	308	123	92.52	28,496
FOP	Open Porch	0	48	7	33.79	1,622
FSP	Screened Porch	0	196	39	46.10	9,035
TQS	Three Quarter Story	576	768	576	173.75	133,444
Ttl Gross Liv / Lease Area		1,512	3,144	1,847		427,901

