

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SPELLACY DANIEL W III 62 BIANCA RD DUXBURY MA 02332		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	452,800	452,800	
				0	Medium			RES LAND	1010	356,400	356,400	
SUPPLEMENTAL DATA						RESIDNTL	1010	2,300	2,300			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2310 Total Acres 1.102 Chapter Lan GIS ID F_863070_2840764				Cyclical 4 Exemption W District Res Exem Assoc Pid#		Total		811,500	811,500			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SPELLACY DANIEL W III		57186 303	08-31-2022	Q	I	836,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
ADAIR LISA		50953 335	03-29-2019	Q	I	580,000	00	2023	1010	288,000	2022	1010	269,400	2021	1010	261,400
CONWAY ROBERT D & MICHELLE R		18398 0323	03-31-2000	Q	I	312,000	00		1010	512,900		1010	325,900		1010	314,400
									1010	900		1010	900		1010	900
								Total		801,800	Total		596,200	Total		576,700

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

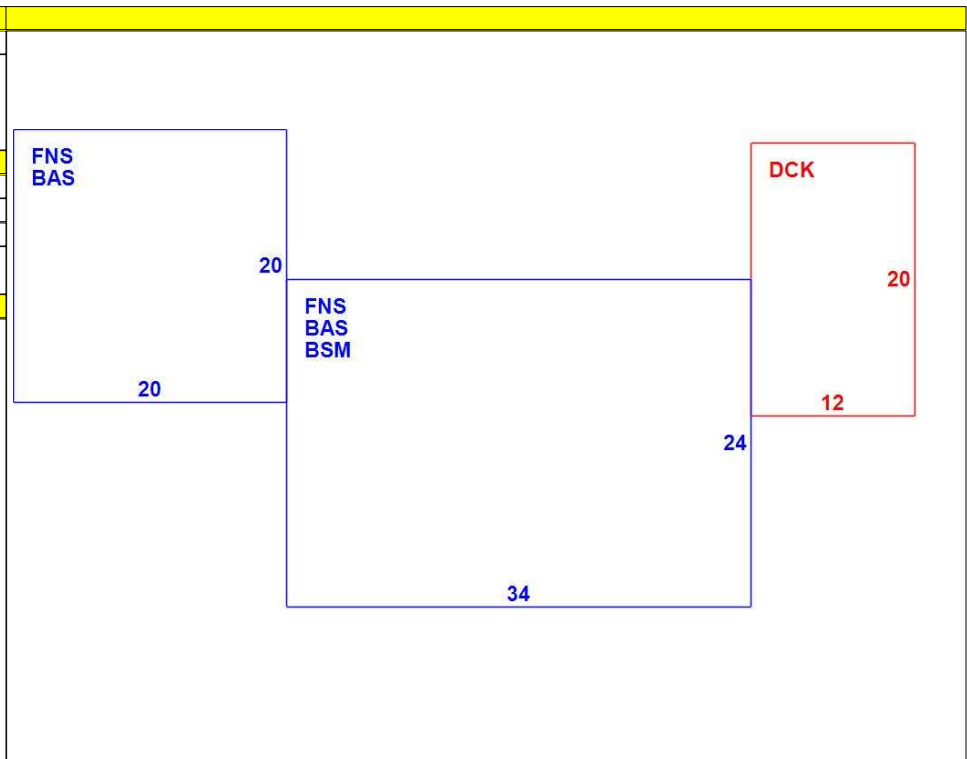
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									452,800
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									2,300
Appraised Land Value (Bldg)									356,400
Special Land Value									0
Total Appraised Parcel Value									811,500
Valuation Method									C
Total Appraised Parcel Value									811,500

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
192	12-16-2009	MN	Maintenance	8,000		100		RPL 2 WINDOWS		03-15-2023	SJD	9	1	06	Inspection Only
										11-22-2022	SJD	9		01	Measure - No Entry
										04-16-2019	SJD	9		01	Measure - No Entry
										09-12-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										04-29-2010	KP		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	WP	Residual	0.184	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,400
Total Card Land Units					1.10	AC	Parcel Total Land Area			1.10	Total Land Value			356,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	816	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.9				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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		493,862
Interior Floor 2			Replace Cost		32,630
Heat Fuel	03	Gas	Year Built		526,492
Heat Type	04	Forced Air-Duc	Effective Year Built		1972
AC Type	03	Central	Depreciation Code		2007
Bedrooms	4		Remodel Rating		E
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		14
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		86
Extra Openings	0		Cns Sect Rcnld		452,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	352		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	816		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
SHD2	Shed w/loft	L	96	34.00	1980	A	70	C	1.00	2,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,216	1,216	1,216	197.78	240,503
BSM	Basement	0	816	163	39.51	32,238
DCK	Deck	0	240	24	19.78	4,747
FNS	Finished 90% Story	1,094	1,216	1,094	177.94	216,374
Ttl Gross Liv / Lease Area		2,310	3,488	2,497		493,862

