

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CASELLA ANTHONY J JR			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
CASELLA CARA J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	306,600	306,600
97 BIANCA RD		SUPPLEMENTAL DATA			RES LAND	1010	350,000	350,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1104 Total Acres .92 Chapter Lan GIS ID F_863496_2841154			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	98,200	98,200
						Total		754,800	754,800

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
CASELLA ANTHONY J JR	54700	168	03-31-2021	U	I	360,000	1A	Year	Code	Assessed	Year	Code	Assessed	
CAREY-CAMPBELL MAURA J	42021	0161	09-28-2012	U	I	320,000	1	2023	1010	250,600	2022	1010	230,300	
CROUTWORST PAUL	39298	0184	11-22-2010	U	I	100	1A		1010	504,700		1010	320,700	
FRENCH FREDERIC R JR TRS	29705	0270	12-21-2004	U	I	100	1F		1010	900		1010	900	
						Total		756,200	Total		551,900	Total		506,300

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

This signature acknowledges a visit by a Data Collector or Assessor

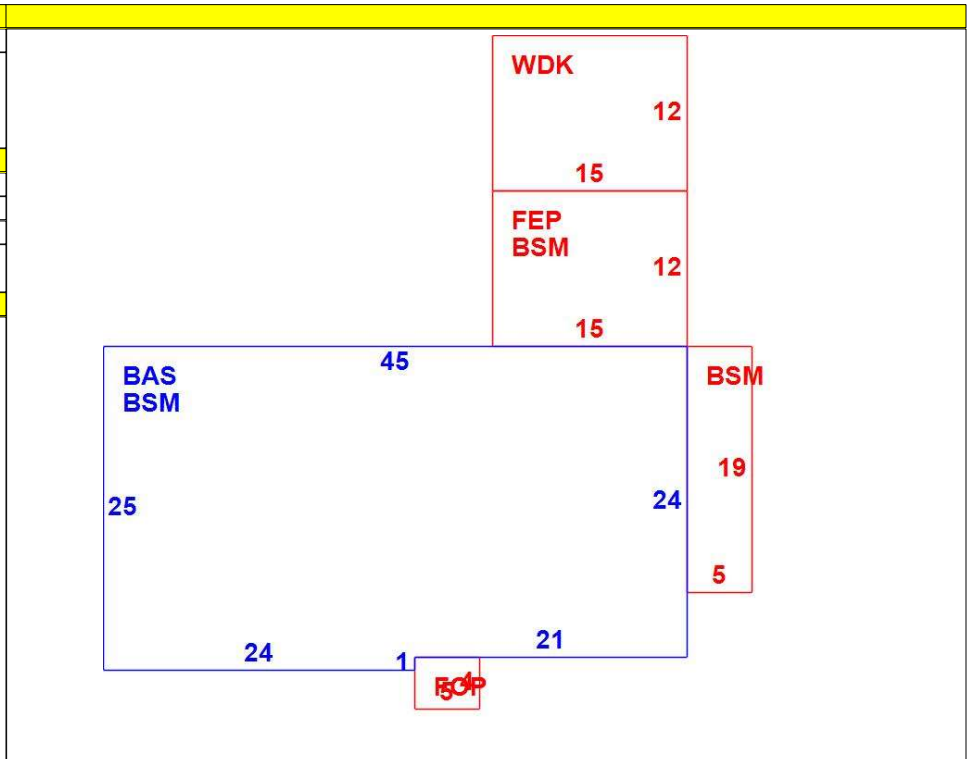
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	306,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	98,200
Appraised Land Value (Bldg)	350,000
Special Land Value	0
Total Appraised Parcel Value	754,800
Valuation Method	C
Total Appraised Parcel Value	754,800

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
BPO-22-291	08-02-2022	NC	New Construct	86,100	06-06-2023	100	11-08-2022	16X40 FIBERGLSS INGRND PO	06-06-2023	SJT	5		01	Measure - No Entry
2013-19	03-11-2013	MN	Maintenance	25,000	07-17-2013	100		VINYL SIDING, REPLACE 16 WI	04-13-2021	SJD	9	8	07	Measure - Info @ Door
37	02-06-2004	RM	Remodel	2,500		100		FINISH BASEMENT	09-12-2018	SJD			20	Field Review
309	06-25-2003	AD	Addition	22,000		100		SUNRM & DECK	10-07-2013	JLF	9	1	02	Callback - No Entry
293	06-06-2003	AD	Addition	20,000	10-16-2004	100		FOUND FOR SUNRM	07-17-2013	BH			01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									03-26-2013	AO	6	6	30	Quality Control

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
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	02	Split-Level	Bsmt Area	1104	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	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	Net Other Adj		356,873
Interior Floor 2			Replace Cost		46,508
Heat Fuel	03	Gas	Year Built		1971
Heat Type	05	Hot Water	Effective Year Built		1997
AC Type	01	None	Depreciation Code		G
Bedrooms	2		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	5		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnd		306,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	779		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	1		Cost to Cure Ovr		
Bsmt Area	1104		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	96	21.00	2004	A	70	C	1.00	1,400
SPL2	Ing Pool-Good	L	640	89.00	2022	G	85	A	2.00	96,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,104	1,104	1,104	236.50	261,092
BSM	Basement	0	1,379	276	47.33	65,273
FEP	Finished Enclosed Porch	0	180	108	141.90	25,542
FOP	Open Porch	0	20	3	35.47	709
WDK	Deck	0	180	18	23.65	4,257
Ttl Gross Liv / Lease Area		1,104	2,863	1,509		356,873

