

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VARONKO WALLACE W			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
VARONKO MARY A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	675,400	675,400
78 BOLAS RD		SUPPLEMENTAL DATA			RES LAND	1010	352,200	352,200	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2428 Total Acres .978 Chapter Lan GIS ID F_863486_2840263			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	4,500	4,500
						Total		1,032,100	1,032,100

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VARONKO WALLACE W		13203 0227	10-14-1994	Q	I	210,000	00	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	512,800	2022	1010	474,100
									1010	506,800		1010	322,000
									1010	1,100		1010	1,100
						Total		1,020,700		Total		797,200	
								Total		Total		724,600	

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)	675,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	4,500
Appraised Land Value (Bldg)	352,200
Special Land Value	0
Total Appraised Parcel Value	1,032,100
Valuation Method	C
Total Appraised Parcel Value	1,032,100

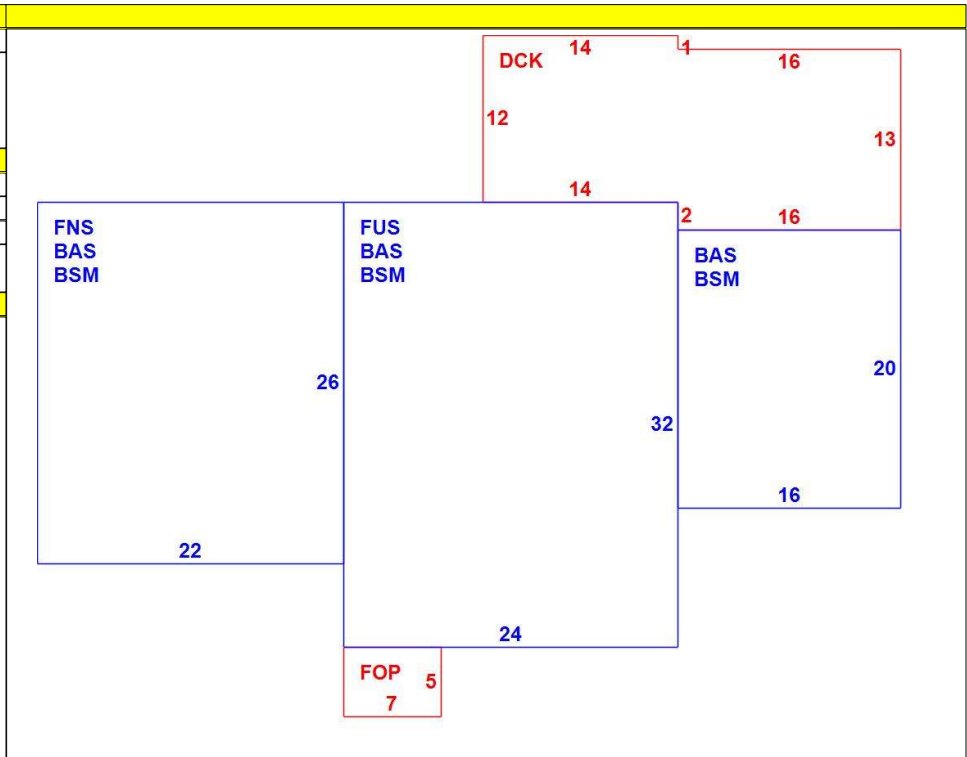
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2018-210	06-05-2018	RM	Remodel	13,300		100	06-06-2019	REMODEL 1ST FLR BATHROO	09-12-2018	SJD			20	Field Review
251	08-05-2008	MN	Maintenance	22,703	12-16-2008	100		REFURBISH 650' DECK	04-12-2013	VGS			20	Field Review
277	06-16-2004	MS	Miscellaneous	8,000	04-02-2005	100		28' ABV GRND POOL	12-17-2008	KP		1	00	Measure & Listed
482	09-16-2003	AD	Addition	100,000	04-28-2004	100		1ST & 2ND FLOOR ADD						
14002	04-16-1996	NC	New Construct	10,000	08-08-1997	100		20X33 OPEN DECK						
12578	10-19-1992	AD	Addition	16,000	01-02-1993	100		1 STY ADDN 16X20						

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	0.062 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.82	2,200
Total Card Land Units					0.98 AC	Parcel Total Land Area					0.98	Total Land Value			352,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1660	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
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	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	1				
Bsmt Area	1660				

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

COST / MARKET VALUATION		
Net Other Adj		725,873
Replace Cost		32,960
Year Built		758,832
Effective Year Built		2003
Depreciation Code		2010
Remodel Rating		G
Year Remodeled		
Depreciation %	11	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	89	
Cns Sect Rcnld	675,400	
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
SPL4	Above Ground	L	800	8.00	1990	A	70	C	1.00	4,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,660	1,660	1,660	218.77	363,155
BSM	Basement	0	1,660	332	43.75	72,631
DCK	Deck	0	376	38	22.11	8,313
FNS	Finished 90% Story	515	572	515	196.97	112,666
FOP	Open Porch	0	35	5	31.25	1,094
FUS	Finished Upper Story	768	768	768	218.77	168,014
Ttl Gross Liv / Lease Area		2,943	5,071	3,318		725,873



78 BOLAS RD

