

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
TOFFOLONI JOHN J			0 Water	0 Cul-De-Sac	0 Good	Description	Code	Appraised	Assessed	905 DUXBURY, MA
TOFFOLONI CYNTHIA T			0 Septic	0 Paved	0 Good	RESIDNTL	1010	463,200	463,200	
32 MAPLE POND LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	409,900	409,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2232 Total Acres 2.598 Chapter Lan GIS ID F_867402_2841534			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	58,500	58,500	
						Total		931,600	931,600	VISION

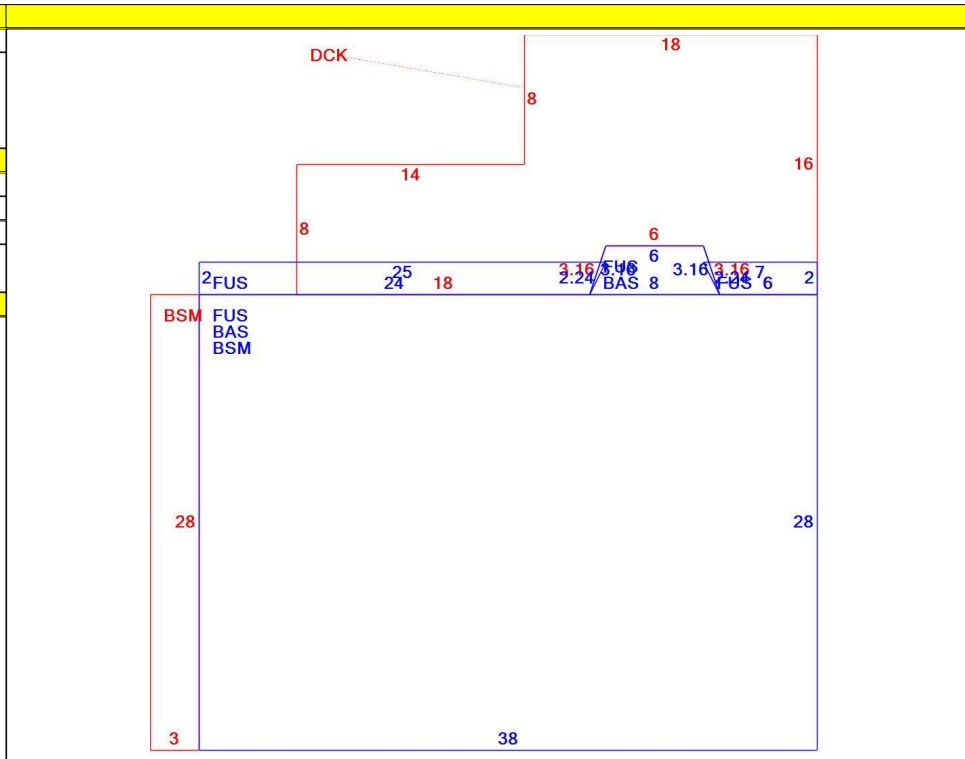
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
TOFFOLONI JOHN JOSEPH & CYNTHIA		57850 62	04-24-2023	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	
TOFFOLONI JOHN J		9018 0023	03-03-1989	Q	I	242,000	00	2023	1010	351,700	2022	1010	321,600	
									1010	439,800		1010	279,800	
									1010	42,600		1010	42,600	
						Total		834,100	Total		644,000	Total		613,700

EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor							
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm	Int					
		Total	0.00											
ASSESSING NEIGHBORHOOD														
Nbhd		Nbhd Name		B		Tracing		Batch						
0060														
NOTES														
										Total Appraised Parcel Value		931,600		

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-22-243	06-08-2022	MN	Maintenance	5,000		100	06-08-2022	WEATHERIZATION/INSULATIO	05-25-2018	JLF	5		01	Measure - No Entry
2016-180	05-26-2016	NC	New Construct	70,000	05-25-2018	100		28' X 32' DETACHED GARAGE	02-02-2016	JLF	0	1	00	Measure & Listed
111	06-16-2011	MS	Miscellaneous	9,800		100		SOLAR COLLECTORS	04-12-2013	VGS			20	Field Review
294	08-21-2006	MS	Miscellaneous	0		100		PELLET INSERT LIVRM	10-23-2007	BSB			01	Measure - No Entry

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	0060	1.341	WETLAND	TN85	0.8500	399,000	
1	1010	Single Family	RC	Residual	0.170	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	8,000	
1	1010	Single Family	RC	Undevelop	1.080	AC 2,000.00	1.00000	0	1.00	0060	1.341		1.0000	0.06	2,900	
Total Card Land Units					2.17	AC	Parcel Total Land Area					2.17	Total Land Value			409,900

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1148			
Model	01	Residential	Bsmt Type	00			
Grade	06	Good	Unfin Area	1148.0	N/A		
Stories	2						
Occupancy	1		CONDO DATA				
Exterior Wall 1	14	Wood Shingle	Parcel Id		C	Owne	
Exterior Wall 2	11	Clapboard			B	S	
Roof Structure	03	Gable	Adjust Type	Code	Description	Factor%	
Roof Cover	03	Asphalt	Condo Flr				
Interior Wall 1	05	Drywall	Condo Unit				
Interior Wall 2			COST / MARKET VALUATION				
Interior Floor 1	12	Hardwood				540,053	
Interior Floor 2			Net Other Adj			24,795	
Heat Fuel	02	Oil	Replace Cost			564,848	
Heat Type	05	Hot Water	Year Built			1987	
AC Type	01	None	Effective Year Built			2003	
Bedrooms	4		Depreciation Code			G	
Full Baths	2		Remodel Rating				
Half Baths	1		Year Remodeled				
Extra Fixtures	0		Depreciation %			18	
Total Rooms	7		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			82	
Gas Fireplaces	0		Cns Sect Rcnld			463,200	
Sq Ft Fin Bsmt	0		Dep % Ovr				
FBM Quality			Dep Ovr Comment				
Foundation	06	Poured Conc	Misc Imp Ovr				
Bsmt Garage	2		Misc Imp Ovr Comment				
Bsmt Area	1148		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	144	21.00	1980	A	70	C	1.00	2,100
SLR	Solar Panels	L	2	1050.00	2011	A	70	C	1.00	0
FGR2	Garage - 1 St	L	896	63.00	2016	E	100	C	1.00	56,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,085	1,085	1,085	216.02	234,383
BSM	Basement	0	1,148	230	43.28	49,685
DCK	Deck	0	379	38	21.66	8,209
FUS	Finished Upper Story	1,147	1,147	1,147	216.02	247,776
Ttl Gross Liv / Lease Area		2,232	3,759	2,500		540,053

