

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905 DUXBURY, MA VISION
PICARDI SAM A			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	
PICARDI GLORIA J			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	86,300	86,300	
431 ELM ST		SUPPLEMENTAL DATA			RES LAND	1010	345,500	345,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 936 Total Acres 1.288 Chapter Lan GIS ID F_865978_2835317			Cyclical 2 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	900	900	
						Total		432,700	432,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PICARDI SAM A		2455 0133	01-01-2001	U	I	0	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	97,900	2022	1010	85,100
									1010	497,200		1010	315,900
									1010	600		1010	600
								Total		595,700	Total		401,600
								Total			Total		389,600

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				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
0050					Appraised Bldg. Value (Card)			86,300
					Appraised Xf (B) Value (Bldg)			0
					Appraised Ob (B) Value (Bldg)			900
					Appraised Land Value (Bldg)			345,500
					Special Land Value			0
					Total Appraised Parcel Value			432,700
					Valuation Method			C
					Total Appraised Parcel Value			432,700

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
DELETED .83 ON HOUSE/CORRECTED 8/04										10-18-2022	SJT	10		01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										10-17-2007	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	0050	1.000		TN95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	0.370 AC	35,000.00	1.00000	5	1.00	0050	1.000			1.0000	0.81	13,000
Total Card Land Units					1.29 AC	Parcel Total Land Area					1.29	Total Land Value			345,500	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	936	
Model	01	Residential	Bsmt Type	03	
Grade	02	Below Average	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			144,592
Interior Floor 2			Net Other Adj		4,250
Heat Fuel	02	Oil	Replace Cost		148,842
Heat Type	04	Forced Air-Duc	Year Built		1954
AC Type	01	None	Effective Year Built		1979
Bedrooms	3		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		42
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		58
Gas Fireplaces	0		Cns Sect Rcnld		86,300
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	936		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

	<div style="border: 1px solid blue; padding: 10px;"> <p>BAS</p> <p>BSM</p> </div>
<div style="border: 1px solid red; padding: 5px;"> <p>FOP</p> <p style="font-size: 2em;">8</p> </div>	<div style="border: 1px solid blue; padding: 10px;"> <p style="font-size: 2em;">26</p> </div>
<div style="border: 1px solid red; padding: 5px;"> <p style="font-size: 2em;">8</p> </div>	<div style="border: 1px solid blue; padding: 10px;"> <p style="font-size: 2em;">36</p> </div>

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	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	936	936	936	127.62	119,451
BSM	Basement	0	936	187	25.50	23,865
FOP	Open Porch	0	64	10	19.94	1,276
Ttl Gross Liv / Lease Area		936	1,936	1,133		144,592

