

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VICIDOMINI VINCENT L			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
VICIDOMINI SARAH E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	609,800	609,800	
85 PINE LAKE RD		<b>SUPPLEMENTAL DATA</b>			RESIDNTL	1010	460,600	460,600		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2597 Total Acres .69 Chapter Lan GIS ID F_867322_2836592			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	38,700	38,700	
						Total		1,109,100	1,109,100	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
VICIDOMINI VINCENT L		47599 0159	10-14-2016	U	I	715,000	1	Year	Code	Assessed	Year	Code	Assessed	
FALLON ARTHUR T & FALLON SUSAN E		17790 0315	08-20-1999	Q	I	432,000	00	2023	1010	461,800	2022	1010	421,800	
GRACE ROBERT J		15113 0281	04-23-1997	Q	I	342,000	00		1010	450,300		1010	380,900	
									1010	21,300		1010	21,300	
						Total		933,400	Total		824,000	Total		732,500

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	Batch
0070				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										609,800	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										38,700	
Appraised Land Value (Bldg)										460,600	
Special Land Value										0	
Total Appraised Parcel Value										1,109,100	
Valuation Method										C	
Total Appraised Parcel Value										1,109,100	

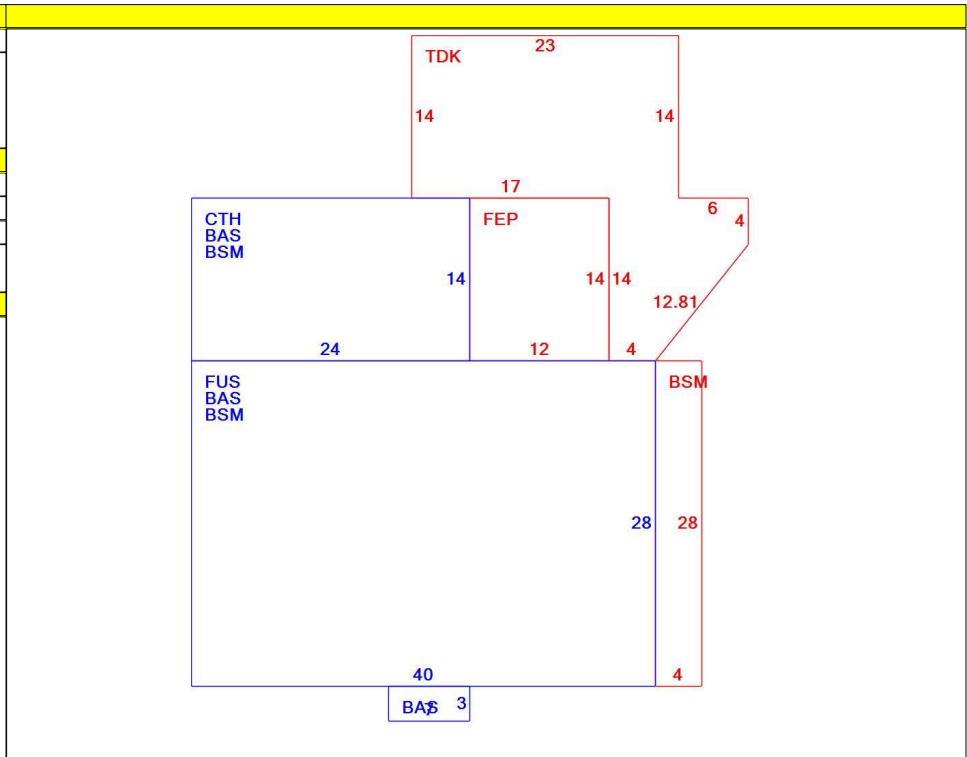
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
2017-7121	01-11-2017	RM	Remodel	20,000	08-22-2018	100		KITCHEN AND BATH RENOVATI	08-22-2018	JLF	5		01	Measure - No Entry
45	09-22-2006	MN	Maintenance	14,000		100		18 WINDOWS	05-30-2017	SJD	9		01	Measure - No Entry
575	02-10-2006	MS	Miscellaneous	40,000	09-05-2006	100		IN-GRD POOL, HEATED	04-12-2013	VGS			20	Field Review
461	12-19-2005	MS	Miscellaneous	13,000	09-05-2006	100		424 SQ FT DECK	09-07-2006	KP		1	00	Measure & Listed
	11-09-2001	MN	Maintenance	1,985		100		REPLACE 3 WINDOWS						

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	PD	Primary	30,056 SF	11.03	1.00000	5	1.00	0070	1.389		1.0000	15.32	460,600
Total Card Land Units					0.69 AC	Parcel Total Land Area					0.69	Total Land Value			460,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1880	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1880				

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

COST / MARKET VALUATION	
Net Other Adj	708,656
Replace Cost	26,080
Year Built	1981
Effective Year Built	2004
Depreciation Code	VG
Remodel Rating	
Year Remodeled	
Depreciation %	17
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	83
Cns Sect Rcnld	609,800
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
SHD1	Shed	L	96	21.00	2005	G	85	C	1.00	1,700
SPL1	Ing Pool - Ave	L	680	64.00	2005	G	85	C	1.00	37,000

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,477	1,477	1,477	229.26	338,623
BSM	Basement	0	1,568	314	45.91	71,989
CTH	Cathedral Ceiling	0	336	34	23.20	7,795
FEP	Finished Enclosed Porch	0	168	101	137.83	23,156
FUS	Finished Upper Story	1,120	1,120	1,120	229.26	256,776
TDK	Trex Deck	0	450	45	22.93	10,317
Ttl Gross Liv / Lease Area		2,597	5,119	3,091		708,656

