

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CECCHI VICTOR			0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA	
CECCHI SHEILA M			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	262,500	262,500		
140 WINTER ST					0	Heavy			RES LAND	1010	385,300	385,300		
									RESIDNTL	1010	1,200	1,200		
<b>SUPPLEMENTAL DATA</b>													<b>VISION</b>	
DUXBURY	MA	02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1687 Total Acres 2.048 Chapter Lan			Cyclical 2 Exemption W District Res Exem								
GIS ID F_862503_2835494			Assoc Pid#							Total		649,000		649,000

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CECCHI VICTOR			20010 0155	06-14-2001	Q	I	370,000	00	Year	Code	Assessed	Year	Code	Assessed			
BOOY HENRI L			18387 0332	03-29-2000	Q	I	250,000	00	2023	1010	260,700	2022	1010	234,900			
										1010	400,700		1010	330,300			
										1010	800		1010	800			
									Total		662,200	Total		566,000	Total		510,600

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

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

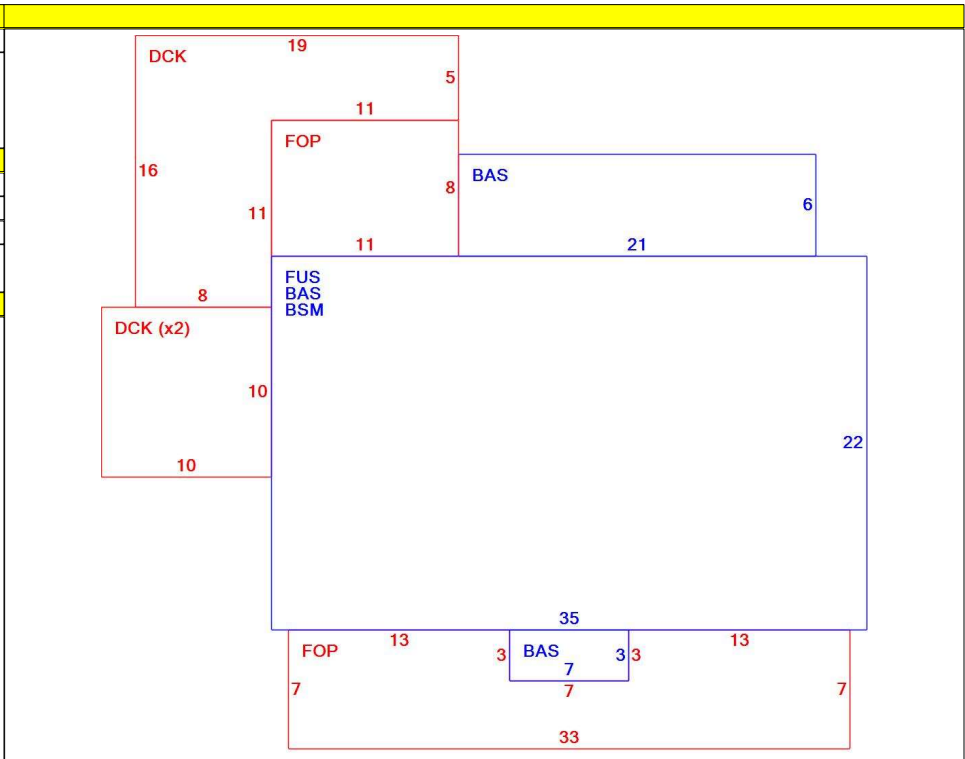
APPRAISED VALUE SUMMARY												
Appraised Bldg. Value (Card)											262,500	
Appraised Xf (B) Value (Bldg)											0	
Appraised Ob (B) Value (Bldg)											1,200	
Appraised Land Value (Bldg)											385,300	
Special Land Value											0	
Total Appraised Parcel Value											649,000	
Valuation Method											C	
Total Appraised Parcel Value											649,000	

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
4 20000212	03-06-2002 06-02-2000	AD RM	Addition Remodel	20,000	09-20-2003	100 100		8x10 SHED TWO FLOORS & DECK		04-12-2013 10-24-2012 09-20-2003	VGS KP KP	6	1	20 30 00	Field Review Quality Control Measure & Listed

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	1.000	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	35,000
1	1010	Single Family	WP	Undevelop	0.130	AC 2,000.00	1.00000	0	1.00	0050	1.000		1.0000	0.05	300
Total Card Land Units					2.05	AC	Parcel Total Land Area					2.05	Total Land Value		385,300

**CONSTRUCTION DETAIL** **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	770	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			371,003
Interior Floor 2			Net Other Adj		20,800
Heat Fuel	02	Oil	Replace Cost		391,803
Heat Type	05	Hot Water	Year Built		1850
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
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		67
Gas Fireplaces	0		Cns Sect Rcnd		262,500
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	770		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	80	21.00	2003	A	70	C	1.00	1,200

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	917	917	917	192.83	176,824
BSM	Basement	0	770	154	38.57	29,696
DCK	Deck	0	383	38	19.13	7,328
FOP	Open Porch	0	298	45	29.12	8,677
FUS	Finished Upper Story	770	770	770	192.83	148,478
Ttl Gross Liv / Lease Area		1,687	3,138	1,924		371,003

