

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MENDOZA ROLANDO RAFAEL MORA MARIA GABRIELA 69 KINGS TOWN WAY DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	546,900	546,900
				0	Heavy			RES LAND	1010	350,000	350,000
SUPPLEMENTAL DATA											
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 972 Total Acres .92 Chapter Lan GIS ID F_864116_2833540				Cyclical 2 Exemption W District Res Exem Assoc Pid#							
									Total	896,900	896,900

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MENDOZA ROLANDO RAFAEL	56655	1	04-06-2022	Q	I	838,500	00	Year	Code	Assessed	Year	Code	Assessed
NAVARRO AMILCAR	46832	0165	04-23-2016	Q	I	585,000	00	2023	1010	417,300	2022	1010	384,900
H.A.S. ENTERPRISES INC	45800	0307	07-15-2015	U	I	1	1B		1010	364,700		1010	300,600
STOUT HENRY A	45763	0339	07-06-2015	U	I	185,000	1P						
BOERMEESTER ERIC	38965	0155	09-13-2010	Q	I	175,000	00						
								Total	782,000	Total	685,500	Total	601,200

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
								This signature acknowledges a visit by a Data Collector or Assessor
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										546,900	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										0	
Appraised Land Value (Bldg)										350,000	
Special Land Value										0	
Total Appraised Parcel Value										896,900	
Valuation Method										C	
Total Appraised Parcel Value										896,900	

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
2015-216	07-15-2015	NC	New Construct	262,000	05-23-2016	100		SINGLE FAMILY DWELLING 1S DEMO EXISTING STRUCTURE	11-07-2022	SJD	9		01	Measure - No Entry
2015-185	06-29-2015	DM	Demolish	35,000	05-23-2016	100			05-23-2016	JLF	5		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
								01-31-2011	KP		1	00	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
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			350,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area		
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	30	HARDI Plank	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			569,945
Interior Floor 2			Net Other Adj		18,125
Heat Fuel	03	Gas	Replace Cost		588,069
Heat Type	04	Forced Air-Duc	Year Built		2015
AC Type	03	Central	Effective Year Built		2014
Bedrooms	4		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures			Depreciation %		7
Total Rooms	8		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		93
Gas Fireplaces	0		Cns Sect Rcnld		546,900
Sq Ft Fin Bsmt			Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage			Misc Imp Ovr Comment		
Bsmt Area			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

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	840	840	840	224.39	188,486	
BSM	Basement	0	840	168	44.88	37,697	
DCK	Deck	0	257	26	22.70	5,834	
FGR	Garage	0	576	230	89.60	51,609	
FOP	Open Porch	0	25	4	35.90	898	
FUS	Finished Upper Story	840	840	840	224.39	188,486	
TQS	Three Quarter Story	432	576	432	168.29	96,935	
Ttl Gross Liv / Lease Area		2,112	3,954	2,540		569,945	

