

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VIDETTE MICHAEL P JR			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
VIDETTE FAMILY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	382,800	382,800
170 OAK ST		SUPPLEMENTAL DATA			RES LAND	1010	470,300	470,300	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2252 Total Acres .938 Chapter Lan			Cyclical Exemption W District Res Exem	RESIDNTL	1010	8,700	8,700
GIS ID F_867685_2833395		Assoc Pid#					Total	861,800	861,800

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VIDETTE MICHAEL P JR		49735 0164	04-27-2018	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VIDETTE MICHAEL P JR & MERLIE A		4007 0299	07-29-1974	U	I	53,350	1	2023	1010	294,100	2022	1010	270,200	2021	1010	254,300
									1010	504,800		1010	320,700		1010	311,300
									1010	6,300						
								Total		805,200	Total		590,900	Total		565,600

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	382,800
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	470,300
Special Land Value	0
Total Appraised Parcel Value	861,800
Valuation Method	C
Total Appraised Parcel Value	861,800

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											

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
2016-68	03-10-2016	MN	Maintenance	6,500		100		REPLACE EXISTING FRONT B	11-03-2020	SJT	10		20	Field Review
2015-292	12-07-2015	MS	Miscellaneous	16,000		100		REPLACE 12 WINDOWS & WO	04-12-2013	VGS			20	Field Review
									10-04-2007	BSB		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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.020 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.03	900
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			470,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1264	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	2				
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	Net Other Adj		496,139
Interior Floor 2			Replace Cost		43,030
Heat Fuel	02	Oil	Year Built		539,168
Heat Type	05	Hot Water	Effective Year Built		1972
AC Type	01	None	Depreciation Code		1992
Bedrooms	4		Remodel Rating		A
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		382,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	640		Dep Ovr Comment		
FBM Quality	02	Low Quality	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1264		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
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	187.43	236,917
BSM	Basement	0	1,264	253	37.52	47,421
DCK	Deck	0	40	4	18.74	750
FEP	Finished Enclosed Porch	0	192	115	112.27	21,555
FUS	Finished Upper Story	988	988	988	187.43	185,185
PTO	Patio	0	462	23	9.33	4,311
Ttl Gross Liv / Lease Area		2,252	4,210	2,647		496,139

