

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DINOLO PAUL S & JUDITHA A TT DINOLO REVOCABLE TRUST 76 WOODRIDGE RD  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	390,200	390,200
		SUPPLEMENTAL DATA		Cyclical Exemption W		6		RES LAND	1010	308,100	308,100
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1968 Total Acres .46 Chapter Lan GIS ID F_866844_2830499		District Res Exem				RESIDNTL	1010	2,600	2,600
				Assoc Pid#				Total		700,900	700,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DINOLO PAUL S & JUDITHA A TT DINOLO PAUL S		49485 0318	02-08-2018	U	I	134,900	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
		6337 0168	09-30-1985	Q	I			2023	1010	294,900	2022	1010	269,100	2021	1010	242,900
									1010	320,100		1010	270,100		1010	216,100
								1010	1,700		1010	1,700		1010	1,700	
		Total						616,700		Total		540,900		Total		460,700

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)	390,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,600
Appraised Land Value (Bldg)	308,100
Special Land Value	0
Total Appraised Parcel Value	700,900
Valuation Method	C
Total Appraised Parcel Value	700,900

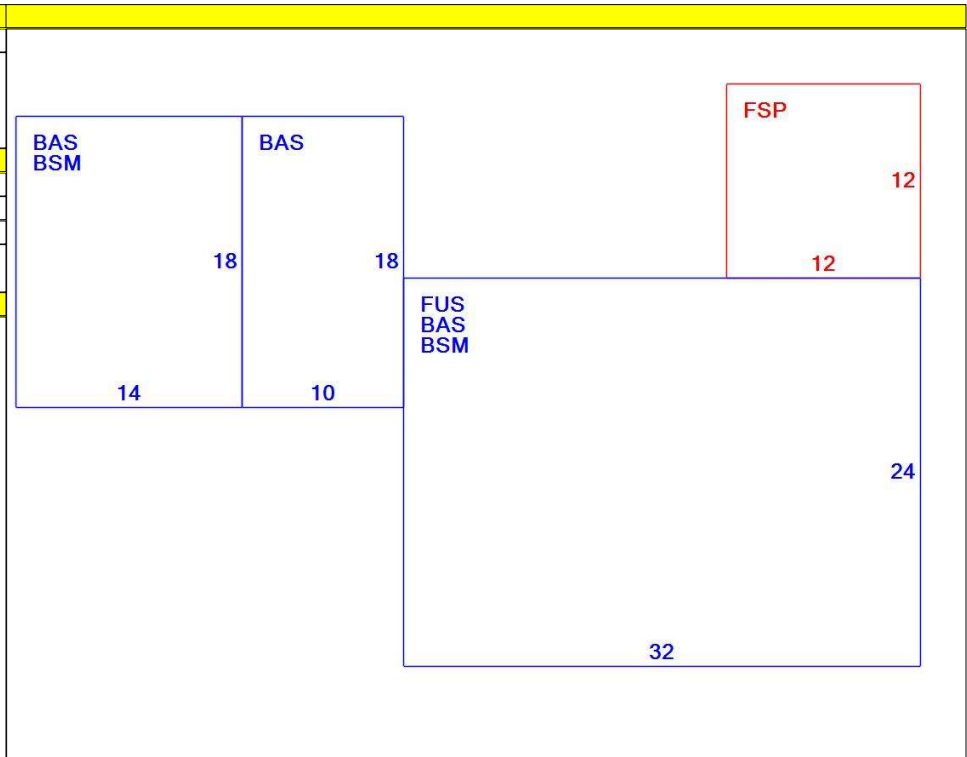
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			

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
12921	08-26-1993	AD	Addition	32,000	05-29-1996	100		2STY-GR W/LIV OVER	08-27-2019	SJT	2		20	Field Review
									04-12-2013	VGS			20	Field Review
									10-02-1999	REC		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	20,038 SF	15.38	1.00000	5	1.00	0050	1.000		1.0000	15.38	308,100
Total Card Land Units					0.46 AC	Parcel Total Land Area					0.46	Total Land Value			308,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1020	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			498,154
Interior Floor 2			Net Other Adj		15,225
Heat Fuel	02	Oil	Replace Cost		513,378
Heat Type	04	Forced Air-Duc	Year Built		1985
AC Type	01	None	Effective Year Built		1997
Bedrooms	4		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	8		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		76
Gas Fireplaces	0		Cns Sect Rcnld		390,200
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	1020		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	1989	A	70	C	1.00	1,400
SHD1	Shed	L	80	21.00	1989	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	1,200	1,200	1,200	226.33	271,597
BSM	Basement	0	1,020	204	45.27	46,171
FSP	Screened Porch	0	144	29	45.58	6,564
FUS	Finished Upper Story	768	768	768	226.33	173,822
Ttl Gross Liv / Lease Area		1,968	3,132	2,201		498,154

