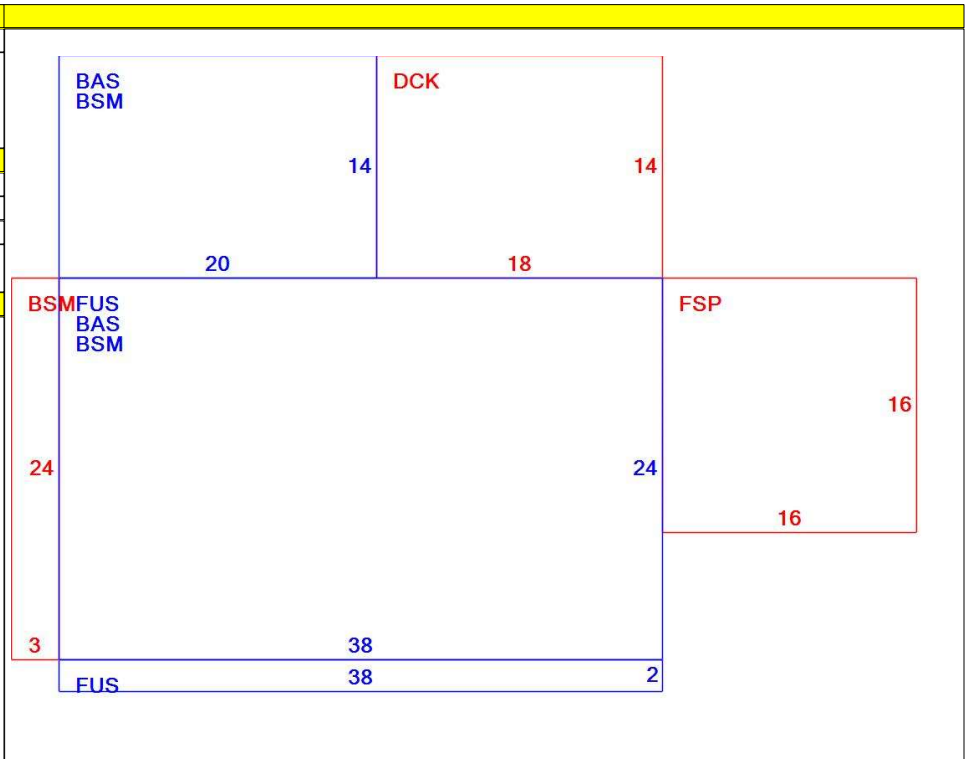


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA									
SCORZA JOHN A SCORZA MARGARET HANCHARIK 151 WINTER ST DUXBURY MA 02332				0 Water 0 Septic	0 Arterial 0 Paved 0 Heavy	0 Good 0 Good	Description RESIDNTL RES LAND	Code 1010 1010	Appraised 439,000 338,400	Assessed 439,000 338,400	VISION												
SUPPLEMENTAL DATA													Total		777,400		777,400						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)									
SCORZA JOHN A & MARGARET HANCH SCORZA JOHN A BROWN ROBERT R		58302	120	09-22-2023	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed						
		13590	0226	05-24-1995	Q	I	244,000	00	2023	1010	335,500	2022	1010	307,500	2021	1010	278,400						
		10859	0335	03-30-1992	Q	I	230,000	00		1010	372,100		1010	306,900		1010	256,000						
												Total		707,600		Total		614,400		Total		534,400	
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor															
Year	Code	Description		Amount	Code	Description	Number	Amount	Comm Int														
				Total	0.00																		
ASSESSING NEIGHBORHOOD										APPRAISED VALUE SUMMARY													
Nbhd	Nbhd Name			B	Tracing			Batch			Appraised Bldg. Value (Card)		439,000										
0050											Appraised Xf (B) Value (Bldg)		0										
										Appraised Ob (B) Value (Bldg)		0											
										Appraised Land Value (Bldg)		338,400											
										Special Land Value		0											
										Total Appraised Parcel Value		777,400											
										Valuation Method		C											
										Total Appraised Parcel Value		777,400											
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								
2015-100 14741	05-26-2015 11-25-1997	MN AD	Maintenance Addition	5,000		100 100		INSTALL 1 WINDOW VT CAST FREPL INSERT		04-12-2013 09-29-2007	VGS BSB		1	20 00	Field Review 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	32,930	SF	10.21	1.00000	5	1.00	0050	1.000			1.0000	10.21	336,200						
1	1010	Single Family	WP	Undevelop	1.094	AC	2,000.00	1.00000	0	1.00	0050	1.000			1.0000	0.05	2,200						
Total Card Land Units					1.85	AC	Parcel Total Land Area					1.85	Total Land Value					338,400					

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1264	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
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	Net Other Adj		501,552
Interior Floor 2			Replace Cost		33,833
Heat Fuel	02	Oil	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
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		82
Extra Openings	0		Cns Sect Rcnld		439,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	357		Dep Ovr Comment		
FBM Quality	04	Above Average	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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,192	1,192	1,192	199.90	238,282
BSM	Basement	0	1,264	253	40.01	50,575
DCK	Deck	0	252	25	19.83	4,998
FSP	Screened Porch	0	256	51	39.82	10,195
FUS	Finished Upper Story	988	988	988	199.90	197,502
Ttl Gross Liv / Lease Area		2,180	3,952	2,509		501,552



151 WINTER ST

