

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
CIRAOLO JOSEPH S			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CIRAOLO JILLIAN N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	481,200	481,200	
65 FORTUNE LN				0 Light		RES LAND	1010	383,600	383,600	
<b>SUPPLEMENTAL DATA</b>										
DUXBURY MA 02332		Alt Prcl ID	Cyclical 2							
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 2272	District							
		Total Acres 4.113	Res Exem							
		Chapter Lan								
		GIS ID F_860476_2835970	Assoc Pid#							
							Total	866,200	866,200	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CIRAOLO JOSEPH S		43685 0258	10-04-2013	Q	I	492,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SHEPPARD GERALD W & NANCY M		11821 0246	05-03-1993	Q	I	199,900	00	2023	1010	367,500	2022	1010	344,700	2021	1010	311,600
WAGON INC.		10429 0182	05-03-1993	U	I	199,900	1		1010	419,700		1010	349,500		1010	291,200
									1010	900		1010	900		1010	900
							Total	788,100	Total	695,100	Total	603,700				

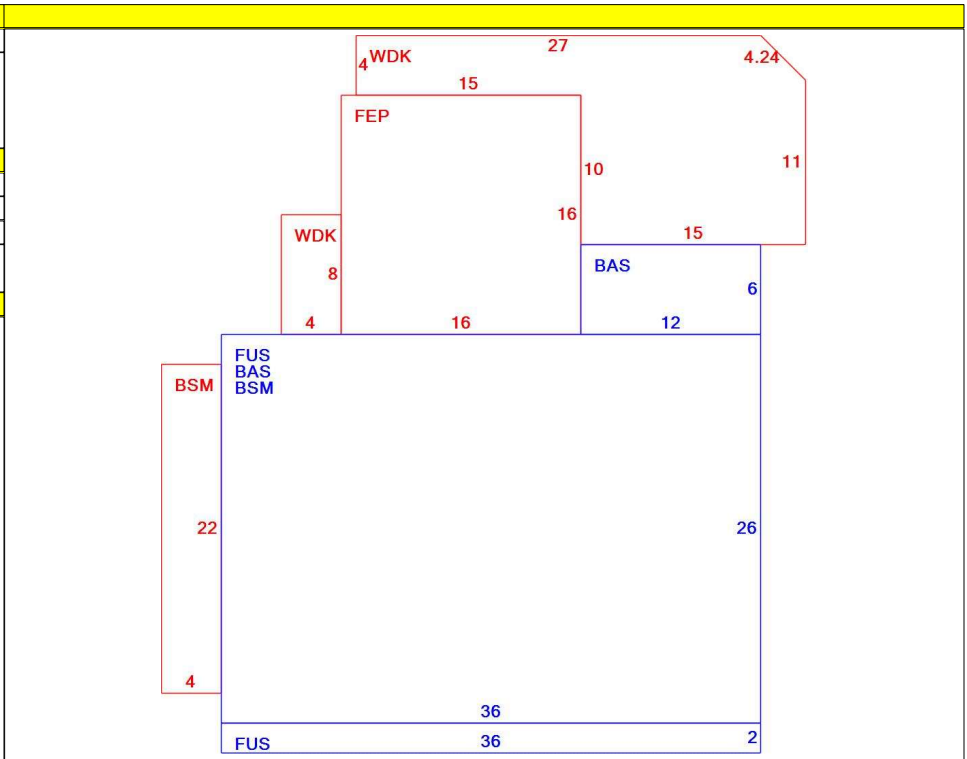
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch		Appraised Bldg. Value (Card)	481,200			
0050						Appraised Xf (B) Value (Bldg)	0			
						Appraised Ob (B) Value (Bldg)	1,400			
						Appraised Land Value (Bldg)	383,600			
						Special Land Value	0			
						Total Appraised Parcel Value	866,200			
						Valuation Method	C			
						Total Appraised Parcel Value	866,200			

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	
BPO-22-437	11-03-2022	MN	Maintenance	26,490		100		Kitchen remodel & install a new	04-07-2014	SJD	9		01	Measure - No Entry	
2017-59	04-26-2017	MN	Maintenance	20,000		100		STRIP & REROOF, REPLACE S	04-12-2013	VGS			20	Field Review	
13	06-09-2003	AD	Addition			100		8 X 12 SHED	10-18-2004	KP		1	00	Measure & Listed	
13790	08-16-1995	NC	New Construct	13,742	05-28-1996	100		16X16 3 SEAS PCH							
12521	08-28-1992	NC	New Construct	127,000	01-01-1994	100		BUILD NEW HOUSE							

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		ES95	0.9500	8.75	332,500
1	1010	Single Family	RC	Residual	3.195	AC	35,000.00	0.45656	5	1.00	0050	1.000		1.0000	0.37	51,100	
					Total Card Land Units	4.11	AC	Parcel Total Land Area					4.11	Total Land Value			383,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1024	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
Roof Structure	04	Hip	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		531,142
Interior Floor 2			Replace Cost		34,945
Heat Fuel	02	Oil	Year Built		566,088
Heat Type	05	Hot Water	Effective Year Built		1993
AC Type	01	None	Depreciation Code		2006
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		15
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		85
Extra Openings	0		Cns Sect Rcnld		481,200
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	280		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1024		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	2004	A	70	C	1.00	1,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,008	1,008	1,008	220.85	222,616
BSM	Basement	0	1,024	205	44.21	45,274
FEP	Finished Enclosed Porch	0	256	154	132.85	34,011
FUS	Finished Upper Story	1,008	1,008	1,008	220.85	222,616
WDK	Deck	0	297	30	22.31	6,625
Ttl Gross Liv / Lease Area		2,016	3,593	2,405		531,142

