

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
CASAMASSIMA MARC & ALEXANDR		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
61 BUCKBOARD RD		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	385,600	385,600	
DUXBURY MA 02332		SUPPLEMENTAL DATA					RES LAND	1010	350,400	350,400		
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1924 Total Acres .928 Chapter Lan GIS ID F_864943_2833972		Cyclical 2 Exemption W District Res Exem Assoc Pid#					RESIDNTL	1010	1,800	1,800		
									Total	737,800	737,800	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CASAMASSIMA MARC & ALEXANDRA M	53602	232	10-13-2020	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CASAMASSIMA MARC & ALEXANDRA M	52938	22	06-19-2020	Q	I	630,000	00	2023	1010	294,100	2022	1010	269,400	2021	1010	251,600
MANGANELLO MARK	37578	0308	08-04-2009	Q	I	580,000	00		1010	504,300		1010	320,400		1010	311,300
JACOBSON KENNETH P	17949	0042	10-14-1999	Q	I	375,000	00		1010	1,200		1010	1,200		1010	800
GUILFOILE THOMAS E	10205	0311	03-28-1991	Q	I	190,500	00	Total		799,600	Total		591,000	Total		563,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY														
Appraised Bldg. Value (Card)										385,600				
Appraised Xf (B) Value (Bldg)										0				
Appraised Ob (B) Value (Bldg)										1,800				
Appraised Land Value (Bldg)										350,400				
Special Land Value										0				
Total Appraised Parcel Value										737,800				
Valuation Method										C				
Total Appraised Parcel Value										737,800				

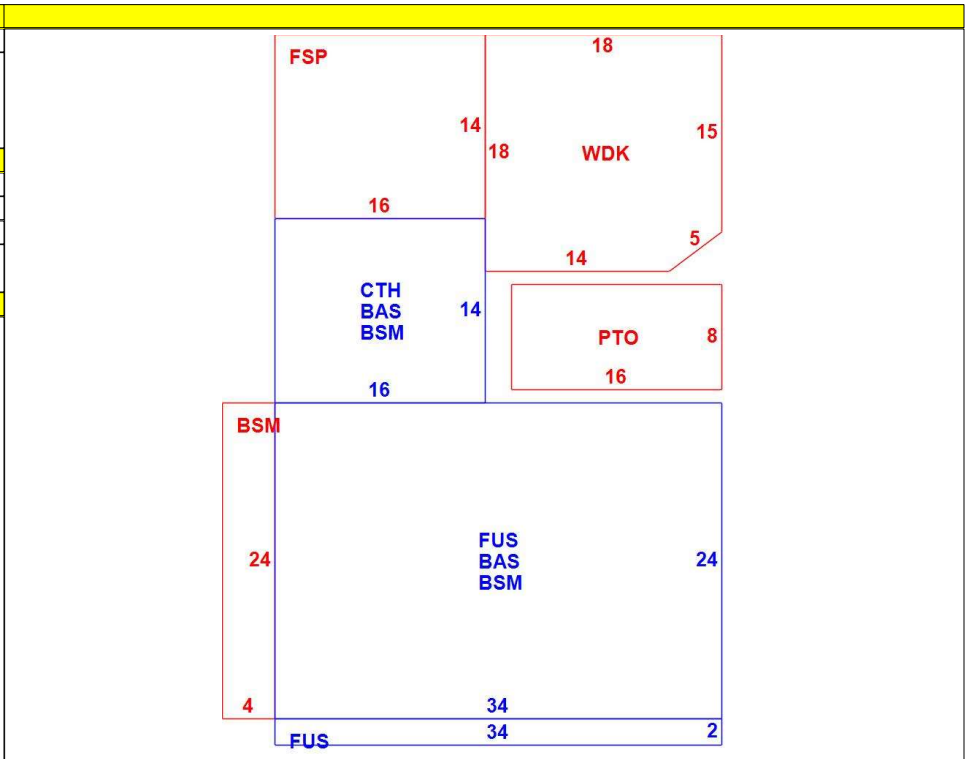
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
223	07-15-2008	RM	Remodel	13,500		100		OPEN WALL KIT,DNRM		04-14-2021	SJD	9	1	07	Measure - Info @ Door
19990161	04-26-1999	AD	Addition	5,500	07-20-2000	100		18X18 OPEN DECK		04-12-2013	VGS			20	Field Review
										02-13-2013	AO	6	6	20	Field Review
										07-20-2009	K+C		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
1	1010	Single Family	RC	Residual	0.010	AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.92	400
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			350,400

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	03	Colonial	Bsmt Area	1136			
Model	01	Residential	Bsmt Type	04	Full		
Grade	05	Ave/Good	Unfin Area				
Stories	2						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2							
Roof Structure	03	Gable					
Roof Cover	03	Asphalt					
Interior Wall 1	05	Drywall					
Interior Wall 2							
Interior Floor 1	12	Hardwood					
Interior Floor 2							
Heat Fuel	03	Gas					
Heat Type	04	Forced Air-Duc					
AC Type	03	Central					
Bedrooms	4						
Full Baths	1						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	8						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	384						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	2						
Bsmt Area	1136						

CONDO DATA			
Parcel Id	C	Ownr	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj		478,106	
Replace Cost		29,250	
Year Built		1972	
Effective Year Built		1997	
Depreciation Code		G	
Remodel Rating			
Year Remodeled			
Depreciation %		24	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		76	
Cns Sect Rcnld		385,600	
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	120	21.00	2000	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,040	1,040	1,040	211.93	220,403
BSM	Basement	0	1,136	227	42.35	48,107
CTH	Cathedral Ceiling	0	224	22	20.81	4,662
FSP	Screened Porch	0	224	45	42.57	9,537
FUS	Finished Upper Story	884	884	884	211.93	187,343
PTO	Patio	0	128	6	9.93	1,272
WDK	Deck	0	318	32	21.33	6,782
Ttl Gross Liv / Lease Area		1,924	3,954	2,256		478,106

