

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MATERNA ANDREW			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
MATERNA JULIANNE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	424,900	424,900	
75 STAGECOACH RD				0 Medium		RES LAND	1010	353,900	353,900	
DUXBURY MA 02332						RESIDNTL	1010	1,200	1,200	
<b>SUPPLEMENTAL DATA</b>										
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2304 Total Acres 1.028 Chapter Lan GIS ID F_865919_2834327				Cyclical 2 Exemption W District Res Exem Assoc Pid#						
						Total		780,000	780,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MATERNA ANDREW		43666 0092	10-01-2013	Q	I	450,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
ROBINSON MELBOURNE A II & KERRI A		18567 0057	05-31-2000	Q	I	302,000	00	2023	1010	325,700	2022	1010	299,000	2021	1010	271,400
									1010	509,300		1010	323,600		1010	312,200
									1010	800		1010	800		1010	800
								Total		835,800	Total		623,400	Total		584,400

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
Total			0.00					

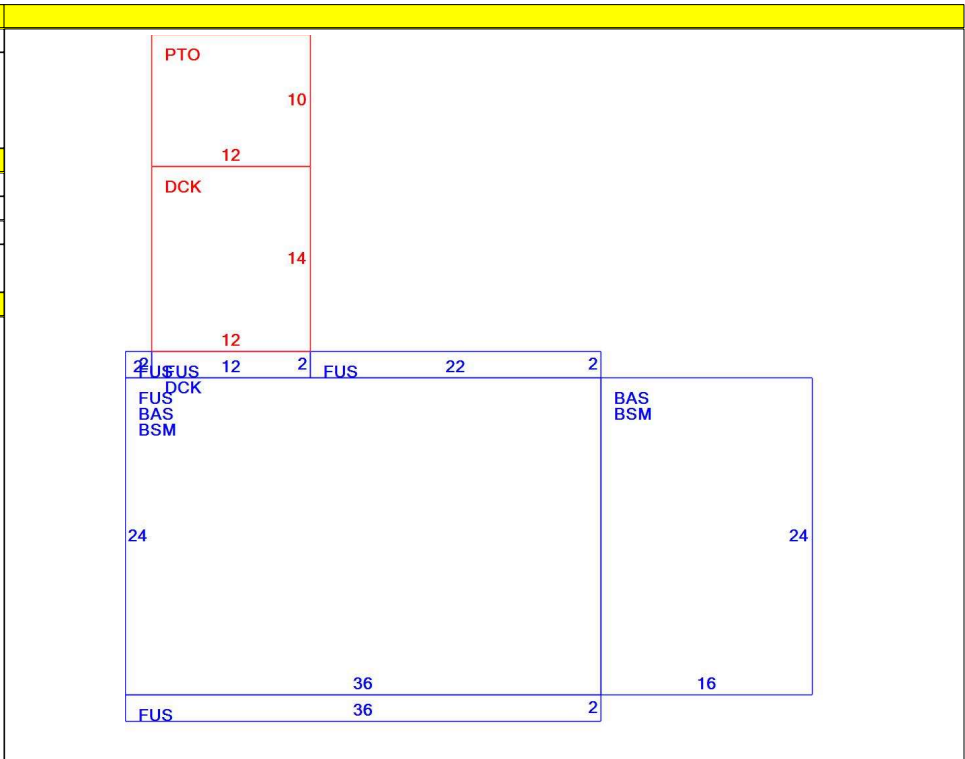
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

NOTES			
This signature acknowledges a visit by a Data Collector or Assessor			
<b>APPRAISED VALUE SUMMARY</b>			
Appraised Bldg. Value (Card)			424,900
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			1,200
Appraised Land Value (Bldg)			353,900
Special Land Value			0
Total Appraised Parcel Value			780,000
Valuation Method			C
Total Appraised Parcel Value			780,000

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
2017-192	09-18-2017	MN	Maintenance	4,000	08-22-2018	100		REPLACE 18 WINDOWS	08-22-2018	JLF	5		01	Measure - No Entry
2017-85	05-22-2017	RM	Remodel	14,200	08-22-2018	100		REMODEL KITCHEN & FLOORI	04-09-2014	SJD	9	1	00	Measure & Listed
2017-46	02-10-2017	RM	Remodel	12,525	08-22-2018	100		INSTALL A NEW FLUSH BEAM I	04-12-2013	VGS			20	Field Review
									08-29-2007	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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.110 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0263	0.81	3,900
Total Card Land Units					1.03 AC	Parcel Total Land Area					1.03	Total Land Value			353,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1296	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			486,372
Interior Floor 2			Net Other Adj		38,220
Heat Fuel	03	Gas	Replace Cost		524,592
Heat Type	05	Hot Water	Year Built		1969
AC Type	01	None	Effective Year Built		2002
Bedrooms	4		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		19
Total Rooms	9		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		81
Gas Fireplaces	0		Cns Sect Rcnld		424,900
Sq Ft Fin Bsmt	460		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1296		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	80	21.00	1985	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	1,248	1,248	1,248	192.17	239,823
BSM	Basement	0	1,248	250	38.49	48,042
DCK	Deck	0	192	19	19.02	3,651
FUS	Finished Upper Story	1,008	1,008	1,008	192.17	193,703
PTO	Patio	0	120	6	9.61	1,153
Ttl Gross Liv / Lease Area		2,256	3,816	2,531		486,372

