

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
NOVELLO ALICE M			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
294 CHURCH ST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	435,000	435,000
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	469,400	469,400
Alt Prcl ID		Cyclical 3							
Scnd Home LEASED		Exemption							
Tax Class T		W							
Tot Fin Area 1940		District							
Total Acres .918		Res Exem							
Chapter Lan									
GIS ID F_871466_2847474		Assoc Pid#							
Total							904,400	904,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
NOVELLO ALICE M	44445	0332	06-23-2014	Q	I	549,000	00	Year	Code	Assessed	Year	Code	Assessed		
BROWN JEFFREY G & BROWN LAUREN	31528	0167	10-14-2005	Q	I	590,000	00	2023	1010	330,200	2022	1010	279,100		
BERRY CHRISTOPHER P	17099	0253	01-29-1999	Q	I	320,000	00		1010	503,800		1010	320,100		
Total								834,000		Total		599,200		Total	588,500

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
0060				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	435,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	469,400
Special Land Value	0
Total Appraised Parcel Value	904,400
Valuation Method	C
Total Appraised Parcel Value	904,400

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
QPO-20-15	11-23-2020	MN	Maintenance	3,750		100		Insulation	07-09-2015	SJD	9		01	Measure - No Entry
157	12-16-2008	MN	Maintenance	8,891		100		3 ENTRY DOORS	04-12-2013	VGS			20	Field Review
151	12-13-2006	MS	Miscellaneous	5,191		100		REPL 5 WINDOWS	10-29-2007	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	0060	1.341	CONVERTED USE CODE - OL	1.0000	11.74	469,400
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			469,400

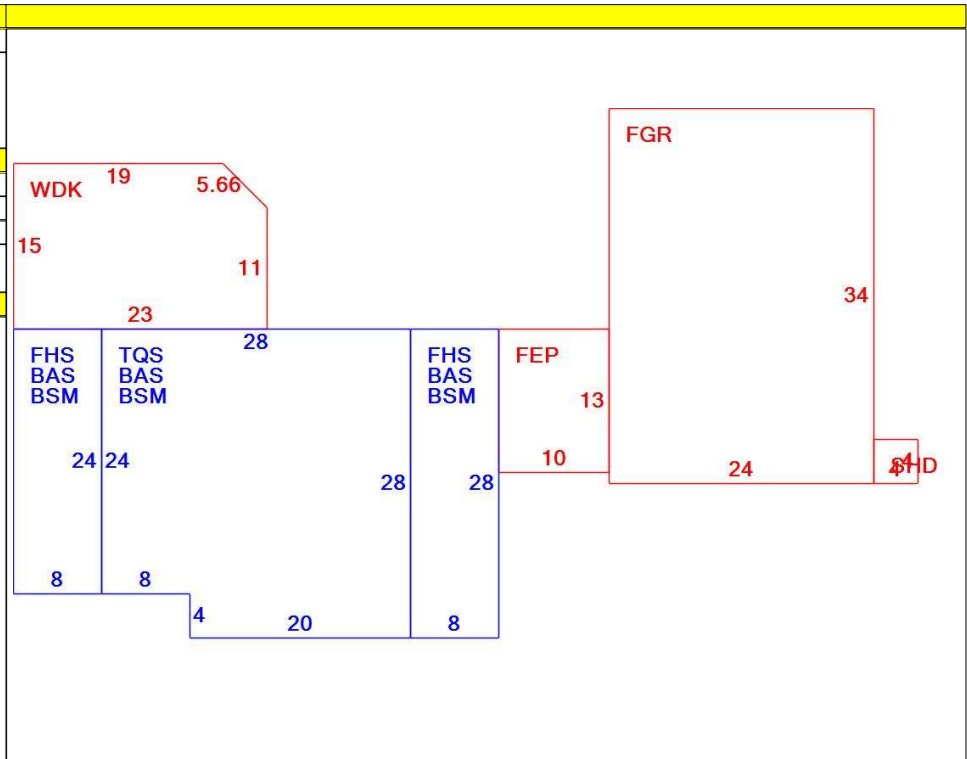
CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1168	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof 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	02	Oil	Net Other Adj		521,334
Heat Type	05	Hot Water	Replace Cost		572,423
AC Type	01	None	Year Built		1969
Bedrooms	4		Effective Year Built		1997
Full Baths	3		Depreciation Code		G
Half Baths	0		Remodel Rating		
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	900		Cns Sect Rcnd		435,000
FBM Quality	04	Above Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1168		Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

CONDO DATA

Parcel Id		C		Owne	
				B	S
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Net Other Adj	521,334
Replace Cost	572,423
Year Built	1969
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 Rcnd	435,000
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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,168	1,168	1,168	199.13	232,589
BSM	Basement	0	1,168	234	39.89	46,597
FEP	Finished Enclosed Porch	0	130	78	119.48	15,532
FGR	Garage	0	816	326	79.56	64,918
FHS	Finished Half Story	208	416	208	99.57	41,420
SHD	Attached Shed	0	16	6	74.68	1,195
TQS	Three Quarter Story	564	752	564	149.35	112,312
WDK	Deck	0	337	34	20.09	6,771
Ttl Gross Liv / Lease Area		1,940	4,803	2,618		521,334

