

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
TODISCO KERIN A			0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
31 CARESWELL ST			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	499,400	499,400	
DUXBURY MA 02332			SUPPLEMENTAL DATA				RES LAND	1010	372,400	372,400			
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1828 Total Acres 1.558 Chapter Lan GIS ID F_875361_2848861			Cyclical 5 Exemption W District Res Exem Assoc Pid#				RESIDNTL	1010	35,200	35,200			
										Total	907,000	907,000	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TODISCO KERIN A	45760	0036	07-03-2015	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
TODISCO ANTONIO III	18746	0071	07-31-2000	Q	I	330,000	00	2023	1010	378,600	2022	1010	319,000	2021	1010	317,900
TARBOX ELIZABETH I	16238	0241	05-28-1998	U	I	1	1F		1010	387,300		1010	319,200		1010	266,000
									1010	21,800		1010	21,800		1010	21,800
								Total	787,700	Total	660,000	Total	605,700			

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

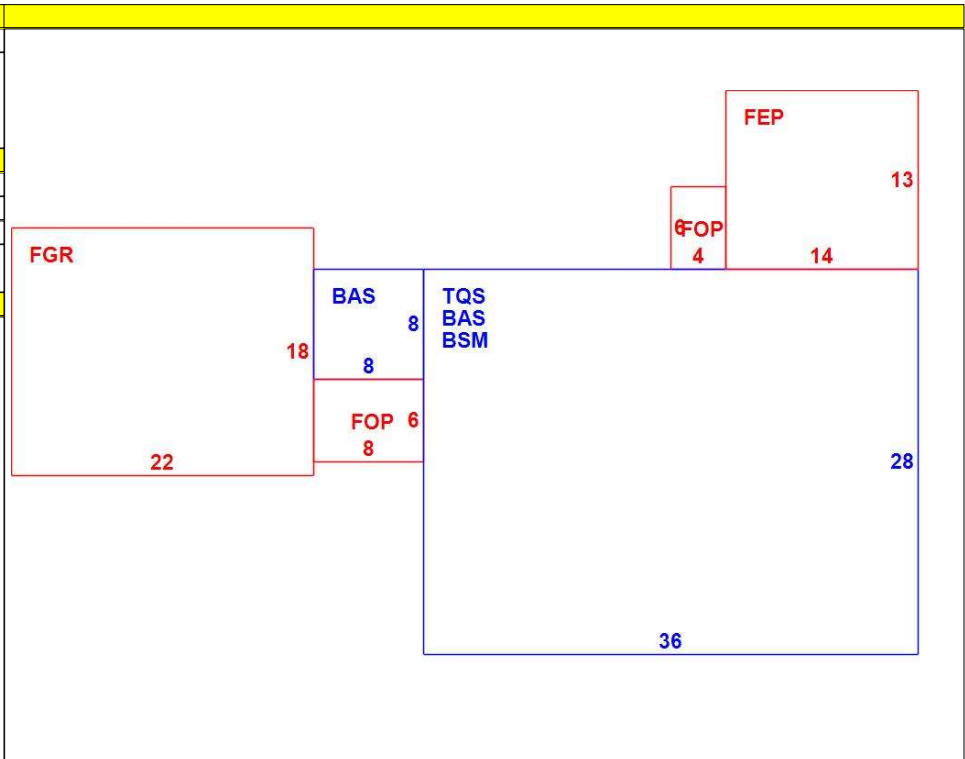
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	499,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	35,200
Appraised Land Value (Bldg)	372,400
Special Land Value	0
Total Appraised Parcel Value	907,000
Valuation Method	C
Total Appraised Parcel Value	907,000

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
2018-235	06-19-2018	BP	Bldg Permit	42,024	06-05-2019	100		IN GROUND FIBERGLASS POO	06-06-2019	SJT	5		01	Measure - No Entry
174	07-10-2012	RM	Remodel	25,000	06-30-2013	100		RM 164' KITCHEN, INSTALLA 1	04-12-2013	VGS			20	Field Review
80	04-06-2007	RM	Remodel	18,000		100		FIN BSMT 676'	11-26-2012	KP	5		09	Total Refusal
514	10-25-2004	AD	Addition	30,000	10-06-2005	100		S ROOM, SEPTIC SYSTE	10-06-2005	KP		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	0.640	AC 35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	22,400
Total Card Land Units					1.56	AC	Parcel Total Land Area					1.56	Total Land Value		372,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			607,984
Interior Floor 2			Net Other Adj		49,120
Heat Fuel	03	Gas	Replace Cost		657,103
Heat Type	05	Hot Water	Year Built		1969
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	6		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		76
Gas Fireplaces	0		Cns Sect Rcnld		499,400
Sq Ft Fin Bsmt	676		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1008		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
SPL2	Ing Pool-Good	L	264	89.00	2018	E	100	B	1.50	35,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,072	1,072	1,072	263.42	282,391
BSM	Basement	0	1,008	202	52.79	53,212
FEP	Finished Enclosed Porch	0	182	109	157.76	28,713
FGR	Garage	0	396	158	105.10	41,621
FOP	Open Porch	0	72	11	40.25	2,898
TQS	Three Quarter Story	756	1,008	756	197.57	199,149
Ttl Gross Liv / Lease Area		1,828	3,738	2,308		607,984

