

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VONELLA DOMENIC			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
VONELLA JULIA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	764,000	764,000	
19 FRANKLIN TER		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	475,000	475,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2679 Total Acres 1.038 Chapter Lan GIS ID F_869317_2853581			Cyclical 3 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	49,400	49,400	
						Total		1,288,400	1,288,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VONELLA DOMENIC		47094 0330	06-24-2016	Q	I	720,000	00	Year	Code	Assessed	Year	Code	Assessed
ALI ROBERT E & HEATHER L		36171 0085	07-11-2008	Q	I	690,000	00	2023	1010	586,300	2022	1010	470,900
WARD ANNE R		35992 0055	05-22-2008	U	I	1	1A		1010	509,800		1010	323,900
WARD GEORE P JR		19857 0182	05-18-2001	U	I	550,000	1		1010	9,400		1010	9,400
PROVEDENT DEVELOPMENT LLC		18741 0320	07-31-2000	Q	I	290,000	00	Total		1,105,500	Total		804,200
								Total			Total		765,600

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)			764,000
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			49,400
Appraised Land Value (Bldg)			475,000
Special Land Value			0
Total Appraised Parcel Value			1,288,400
Valuation Method			C
Total Appraised Parcel Value			1,288,400

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
BPO-22-152	06-10-2022	NC	New Construct	27,000		100		18X36 INGRND LINER POOL	03-31-2022	SJT	5		20	Field Review
BPO-21-283	11-02-2021	AD	Addition	103,500	03-31-2022	100		PLAN #AY-043 2ND STRY 20X2	03-11-2021	SJT	5		09	Total Refusal
BPO-20-236	12-08-2020	BP	Bldg Permit	17,903	03-11-2021	100	02-25-2021	Construct a 14'x24' accessory util	03-31-2017	JLF	0	1	00	Measure & Listed
617	12-14-2004	RM	Remodel	30,000		100		12X12 SQ FAM ROOM	11-21-2016	SJD	9		01	Measure - No Entry
20010201	06-01-2001	RM	Remodel	2,500		100		REM WALL/MAKE ONE BR	04-12-2013	VGS			20	Field Review
20000302	08-07-2000	RM	Remodel	50,000	01-01-2002	100		SECOND LEVEL SECTION	09-07-2005	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	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.120 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	5,600
Total Card Land Units					1.04 AC	Parcel Total Land Area					1.04	Total Land Value			475,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1632	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	1.85				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
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	14	Carpet			
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	2				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	1				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	930				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1632				

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	336	21.00	2020	E	100	A	2.00	14,100
SPL1	Ing Pool - Ave	L	648	64.00	2022	G	85	C	1.00	35,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,632	1,632	1,632	218.80	357,082
BSM	Basement	0	1,632	326	43.71	71,329
DCK	Deck	0	372	37	21.76	8,096
FGR	Garage	0	480	192	87.52	42,010
FNS	Finished 90% Story	1,109	1,232	1,109	196.96	242,649
FOP	Open Porch	0	80	12	32.82	2,626
FUS	Finished Upper Story	400	400	400	218.80	87,520
Ttl Gross Liv / Lease Area		3,141	5,828	3,708		811,312

