

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROSSI JOHN A			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
ROSSI SHARON E			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	667,300	667,300
45 FRANKLIN ST				0 Medium		RES LAND	1010	448,400	448,400
<b>SUPPLEMENTAL DATA</b>						RESIDNTL	1010	3,100	3,100
DUXBURY MA 02332			Alt Prcl ID	Cyclical	3				
			Scnd Home	Exemption					
			Tax Class T	W					
			Tot Fin Area 2884	District					
			Total Acres .73	Res Exem					
			Chapter Lan						
			GIS ID F_869474_2853893	Assoc Pid#					
						Total		1,118,800	1,118,800

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
ROSSI JOHN A	LCC	121241	11-13-2014	Q	I	560,000	00	Year	Code	Assessed	Year	Code	Assessed	
BURKE THOMAS J	LCC	107426	06-16-2005	U	I	375,000	1	2023	1010	505,200	2022	1010	461,300	
LEWIS GEORGE N	LCC	95003	02-26-1999	Q	I	208,000	00		1010	481,700		1010	307,600	
ROCHE PAUL L III	LCC	88526	09-05-1995	Q	I	162,000	00		1010	2,100		1010	2,100	
						Total		989,000		Total		771,000	Total	690,900

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				

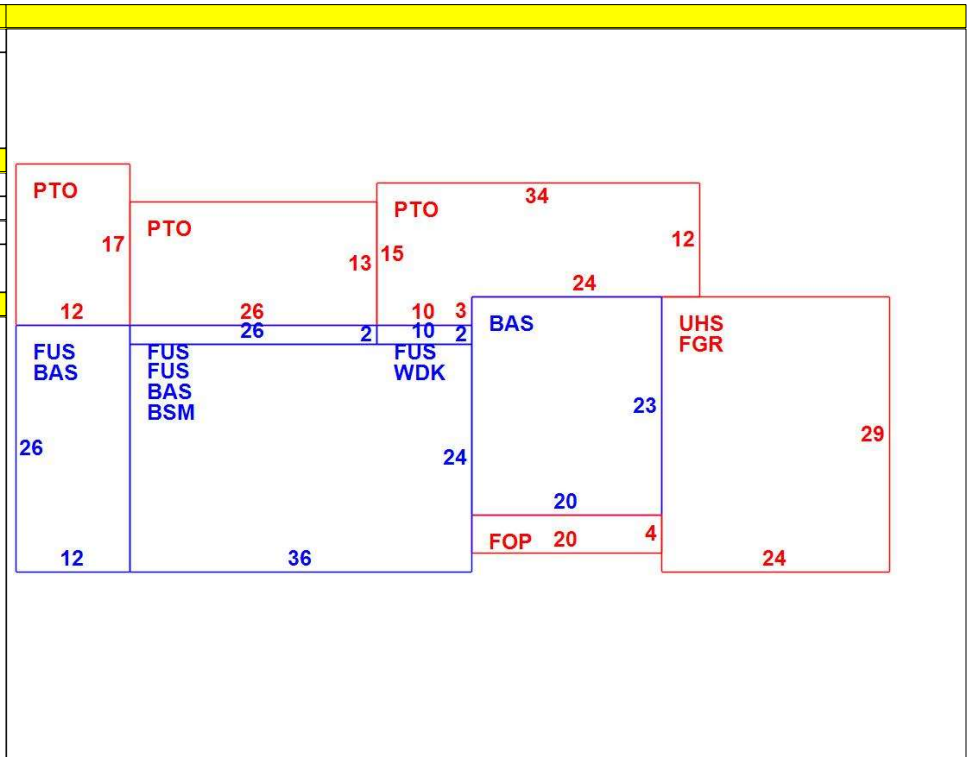
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			667,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			3,100
Appraised Land Value (Bldg)			448,400
Special Land Value			0
Total Appraised Parcel Value			1,118,800
Valuation Method			C
Total Appraised Parcel Value			1,118,800

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
2018-356	09-19-2018	NC	New Construct	71,200		100		24' X 29' ATTACHED GARAGE	04-09-2019	SJT	5	1	00	Measure & Listed
299	10-16-2008	DM	Demolish	3,500		100		SWIMMING POOL	04-02-2019	SJT	5		01	Measure - No Entry
2	01-04-2006	AD	Addition	85,000		100		26X40 2ND REMODEL1ST	01-14-2015	SJD	9	1	00	Measure & Listed
									04-12-2013	VGS			20	Field Review
									05-22-2007	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	31,799	SF	10.52	1.00000	5	1.00	0060	1.341		1.0000	14.10	448,400
Total Card Land Units					0.73	AC	Parcel Total Land Area					0.73	Total Land Value			448,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	864	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2	11	Clapboard			S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		795,556
Interior Floor 2			Replace Cost		28,320
Heat Fuel	03	Gas	Year Built		823,876
Heat Type	04	Forced Air-Duc	Effective Year Built		1966
AC Type	03	Central	Depreciation Code		2002
Bedrooms	3		Remodel Rating		VG
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		19
Extra Fixtures	4		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	0		Percent Good		81
Extra Openings	0		Cns Sect Rcnd		667,300
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	864		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	534	21.00	1966	F	55	D	0.50	3,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,636	1,636	1,636	222.72	364,370
BSM	Basement	0	864	173	44.60	38,531
FGR	Garage	0	696	278	88.96	61,916
FOP	Open Porch	0	80	12	33.41	2,673
FUS	Finished Upper Story	1,248	1,248	1,248	222.72	277,955
PTO	Patio	0	980	49	11.14	10,913
UHS	Unfinished Half Story	0	696	174	55.68	38,753
WDK	Deck	0	20	2	22.27	445
Ttl Gross Liv / Lease Area		2,884	6,220	3,572		795,556

