

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
ROMANO ROBERT J			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
ROMANO KATHLEEN A			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	346,200	346,200
27 CARR RD		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	471,700	471,700
DUXBURY MA 02332		Alt Prcl ID	Cyclical 3			RESIDNTL	1010	48,000	48,000
		Scnd Home	Exemption						
		Tax Class T	W						
		Tot Fin Area 2534	District						
		Total Acres .968	Res Exem						
		Chapter Lan							
		GIS ID F_869976_2853749	Assoc Pid#						
							Total	865,900	865,900

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ROMANO ROBERT J		LCC 58443	07-21-1977	U	I	67,500	1	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	373,000	2022	1010	324,800
									1010	506,300		1010	321,700
									1010	27,700		1010	27,700
							Total	907,000	Total	674,200	Total	656,700	

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	346,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	48,000
Appraised Land Value (Bldg)	471,700
Special Land Value	0
Total Appraised Parcel Value	865,900
Valuation Method	C
Total Appraised Parcel Value	865,900

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES									

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
20010380	09-20-2001	MN	Maintenance	9,500		100		STRIP & REFOOF		04-12-2013	VGS			20	Field Review
										10-31-2007	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			11.74	469,400
1	1010	Single Family	RC	Residual	0.050	AC 35,000.00	1.00000	5	1.00	0060	1.341			1.06	2,300
Total Card Land Units					0.97	AC	Parcel Total Land Area					0.97	Total Land Value		471,700

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1222	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		473,778
Interior Floor 2			Replace Cost		20,800
Heat Fuel	03	Gas	Year Built		494,577
Heat Type	05	Hot Water	Effective Year Built		1962
AC Type	01	None	Depreciation Code		1991
Bedrooms	4		Remodel Rating		A
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		30
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		70
Extra Openings	0		Cns Sect Rcnld		346,200
Gas Fireplaces	0		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	1222		Cost to Cure Ovr Comment		

FNS FGR	27	BAS	15	26	26	DCK	FSP
						12	12
23	9	25	47	BAS		BAS BSM	

**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
SPL1	Ing Pool - Ave	L	800	64.00	1980	A	70	C	1.00	35,800
SHD1	Shed	L	80	21.00	1975	A	70	C	1.00	1,200
PTO	Patio	L	600	15.00	1980	A	70	C	1.00	6,300
BTH	Cabana	L	64	106.00	1980	A	70	C	1.00	4,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,007	2,007	2,007	152.44	305,943
BSM	Basement	0	1,222	244	30.44	37,195
DCK	Deck	0	120	12	15.24	1,829
FGR	Garage	0	621	248	60.88	37,805
FNS	Finished 90% Story	559	621	559	137.22	85,213
FSP	Screened Porch	0	192	38	30.17	5,793
Ttl Gross Liv / Lease Area		2,566	4,783	3,108		473,778



27 CARR RD

