

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
PINO JOSEPH & ROSE			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
11 JEREMIAH DR			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	559,800	559,800
DUXBURY MA 02332		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	487,400	487,400
Alt Prcl ID		Cyclical 3							
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 2824		District							
Total Acres .943		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_868646_2851518									
Total							1,047,200	1,047,200	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
PINO JOSEPH & ROSE		56005 106	11-12-2021	Q	I	985,000	00	Year	Code	Assessed	Year	Code	Assessed
KULLAK CHRISTOPHER F		44355 0131	05-28-2014	Q	I	620,000	00	2023	1010	424,800	2022	1010	388,300
NICOLAU DUANE A		39445 0176	12-22-2010	U	I	1	1F		1010	476,200	2021	1010	343,400
NICOLAU DUANE A		14547 0282	07-30-1996	Q	I	249,000	00	Total					
								901,000	Total	790,300	Total	708,800	

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
0070				

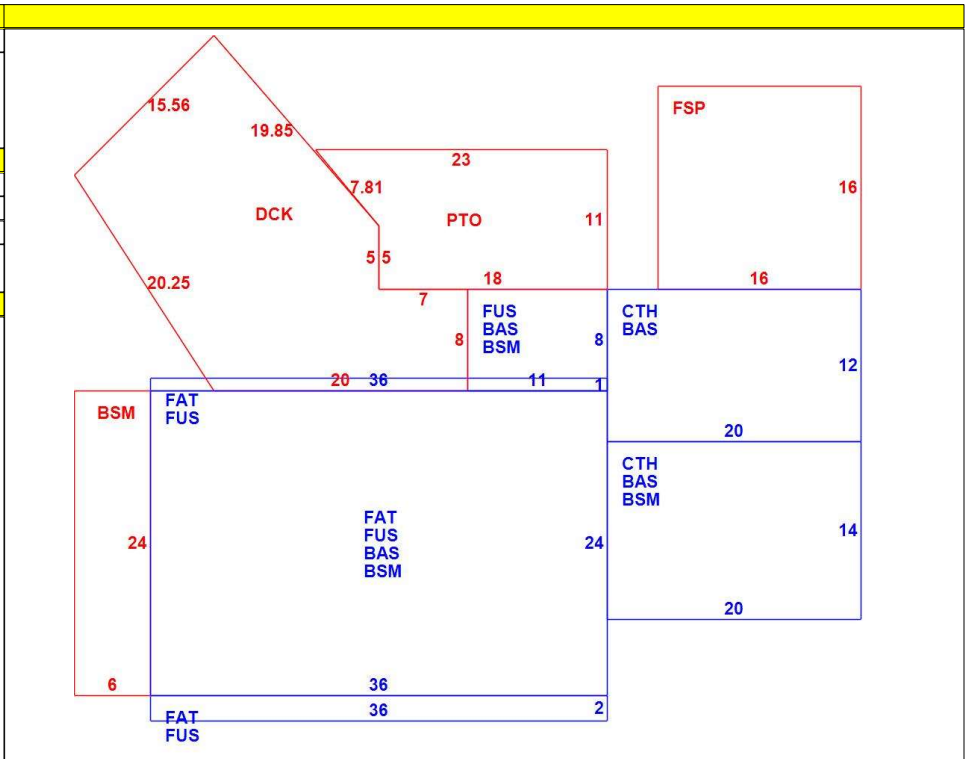
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	559,800		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	0		
Appraised Land Value (Bldg)	487,400		
Special Land Value	0		
Total Appraised Parcel Value	1,047,200		
Valuation Method	C		
Total Appraised Parcel Value	1,047,200		

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
162	04-27-2004	AD	Addition	10,000	10-11-2005	100		16X16 SCREENED PORCH	05-25-2022	SJD	9		12	Property Est. - No Access
565	10-21-2003	AD	Addition	20,000	10-11-2005	100		12X20 & 7X12 ADDS	07-13-2015	SJD	9		12	Property Estimated - No Ac
19990250	06-04-1999	RM	Remodel	8,500		100		ENCLS DECK/NEW DECK	04-12-2013	VGS			20	Field Review
14377	02-12-1997	RM	Remodel	1,000	05-18-1998	100		REMODEL STAIRTOATTIC	01-24-2008	BSB			01	Measure - No Entry

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	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389		1.0000	12.16	486,200
1	1010	Single Family	PD	Residual	0.026 AC	35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.08	1,200
Total Card Land Units					0.94 AC	Parcel Total Land Area					0.94	Total Land Value			487,400

**CONSTRUCTION DETAIL**      **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1376	
Model	01	Residential	Bsmt Type	03	
Grade	06	Good	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C      Ownr
Roof Structure	03	Gable			B      S
Roof Cover	03	Asphalt	Adjust Type	Code	Description      Factor%
Interior Wall 1	05	Drywall	Condo Flr		
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	<b>COST / MARKET VALUATION</b>		
Interior Floor 2	14	Carpet	Net Other Adj		646,284
Heat Fuel	02	Oil	Replace Cost		28,130
Heat Type	05	Hot Water	Year Built		674,415
AC Type	01	None	Effective Year Built		1978
Bedrooms	4		Depreciation Code		2004
Full Baths	2		Remodel Rating		VG
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		17
Total Rooms	8		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		83
Gas Fireplaces	0		Cns Sect Rcnld		559,800
Sq Ft Fin Bsmt	28		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	1376		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	1,472	1,472	1,472	198.19	291,730
BSM	Basement	0	1,376	275	39.61	54,501
CTH	Cathedral Ceiling	0	520	52	19.82	10,306
DCK	Deck	0	477	48	19.94	9,513
FAT	Finished Attic	292	972	292	59.54	57,870
FSP	Screened Porch	0	256	51	39.48	10,107
FUS	Finished Upper Story	1,060	1,060	1,060	198.19	210,077
PTO	Patio	0	213	11	10.23	2,180
Ttl Gross Liv / Lease Area		2,824	6,346	3,261		646,284

