

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DAMBRUOSO ROBB L DAMBRUOSO ELLEN 145 SCREENHOUSE LN DUXBURY MA 02332		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	683,500	683,500
		SUPPLEMENTAL DATA		0	Light			RES LAND	1010	509,000	509,000
						RESIDNTL	1010	1,400	1,400	905 DUXBURY, MA	
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2854 Total Acres 1.388 Chapter Lan GIS ID F_873384_2850547		Cyclical 5 Exemption W District Res Exem Assoc Pid#				Total	1,193,900	1,193,900	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
DAMBRUOSO ROBB L PINK LAWRENCE W & NANCY J TT PIGEONHAWK, AVV		41476	0303	06-06-2012	Q	I	575,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
		39277	0124	11-17-2010	U	I	100	1A	2023	1010	518,200	2022	1010	490,500	2021	1010	423,500
		34408	0346	04-19-2007	U	I	100	1F		1010	497,300		1010	419,600		1010	379,500
								Total	1,016,400	Total	911,000	Total	803,900				

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total	0.00														

ASSESSING NEIGHBORHOOD						APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch					Appraised Bldg. Value (Card)	683,500
0070					Appraised Xf (B) Value (Bldg)	0				
				Appraised Ob (B) Value (Bldg)	1,400					
				Appraised Land Value (Bldg)	509,000					
				Special Land Value	0					
				Total Appraised Parcel Value	1,193,900					
				Valuation Method	C					
				Total Appraised Parcel Value	1,193,900					

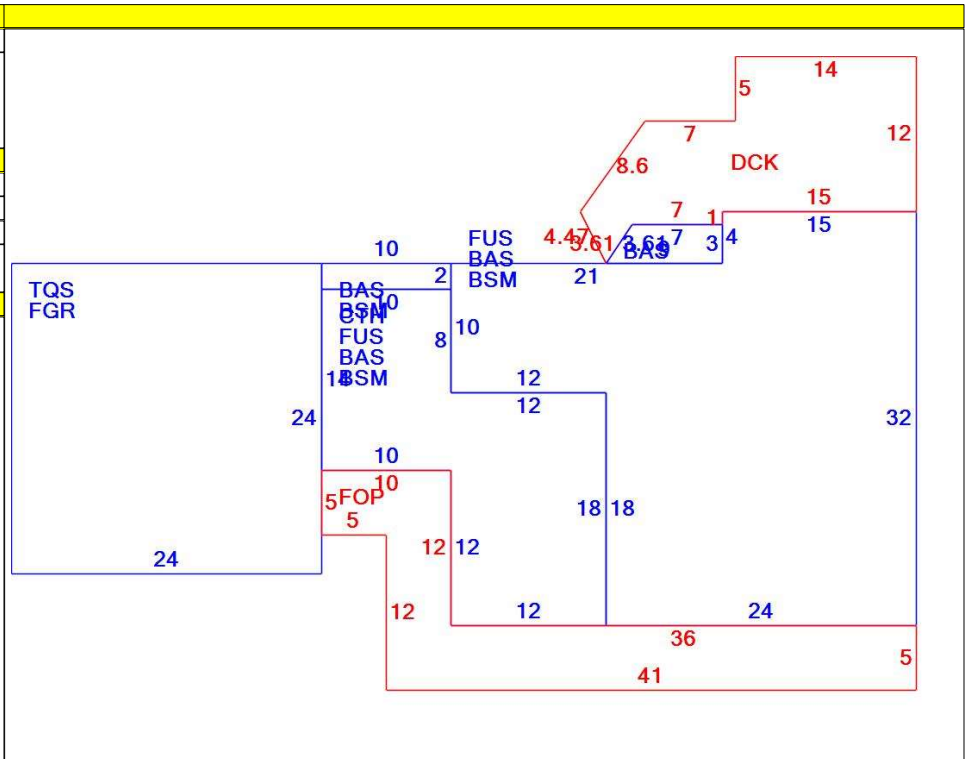
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
14858	03-23-1998	NC	New Construct	180,000	05-25-1999	100		NEW HOUSE		10-02-2020	SJT	10		20	Field Review
										04-12-2013	VGS			20	Field Review
										08-22-2012	SJD	9	1	00	Measure & Listed
										04-21-2000	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	0070	1.389		1.0000	12.16	486,200	
1	1010	Single Family	RC	Residual	0.470	AC 35,000.00	1.00000	5	1.00	0070	1.389		1.0000	1.11	22,800	
Total Card Land Units					1.39	AC	Parcel Total Land Area					1.39	Total Land Value			509,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1228	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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					
Heat Fuel	02	Oil			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	8				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	144				
FBM Quality	02	Low Quality			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1228				

CONDO DATA				
Parcel Id		C	B	S
Adjust Type	Code	Description	Factor%	
Condo Flr				
Condo Unit				

COST / MARKET VALUATION		
Net Other Adj		781,842
Replace Cost		31,840
Year Built		813,682
Effective Year Built		1998
Depreciation Code		2005
Remodel Rating		A
Year Remodeled		
Depreciation %	16	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	84	
Cns Sect Rcnd	683,500	
Dep % Ovr		
Dep Ovr Comment		
Misc Imp Ovr		
Misc Imp Ovr Comment		
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
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,252	1,252	1,252	225.12	281,850
BSM	Basement	0	1,228	246	45.10	55,380
CTH	Cathedral Ceiling	0	356	36	22.76	8,104
DCK	Deck	0	250	25	22.51	5,628
FGR	Garage	0	576	230	89.89	51,778
FOP	Open Porch	0	290	44	34.16	9,905
FUS	Finished Upper Story	1,208	1,208	1,208	225.12	271,945
TQS	Three Quarter Story	432	576	432	168.84	97,252
Ttl Gross Liv / Lease Area		2,892	5,736	3,473		781,842

