

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MARCONI DANIEL MARCONI AMY 15 S PASTURE LN  DUXBURY MA 02332			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,026,400	1,026,400	
		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	539,900	539,900	
		Alt Prcl ID	Cyclical 5			RESIDNTL	1010	49,800	49,800	
		Scnd Home	Exemption			Total		1,616,100	1,616,100	
		Tax Class T	W							
		Tot Fin Area 5352	District							
		Total Acres 3.374	Res Exem							
		Chapter Lan								
		GIS ID F_873855_2845482	Assoc Pid#							

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MARCONI DANIEL	50665	0067	12-21-2018	Q	I	1,060,000	00	Year	Code	Assessed	Year	Code	Assessed
WALSH JAMES P	35017	0276	08-29-2007	Q	I	1,025,000	00	2023	1010	826,200	2022	1010	757,500
OREILLY NANCY C	24303	0144	02-25-2003	U	I	1	1		1010	471,500		1010	399,300
									1010	30,800		1010	30,800
								Total		1,328,500	Total		1,187,600
								Total			Total		1,013,600

EXEMPTIONS			OTHER ASSESSMENTS					
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int
		Total	0.00					

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

NOTES									
This signature acknowledges a visit by a Data Collector or Assessor									

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									1,026,400
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									49,800
Appraised Land Value (Bldg)									539,900
Special Land Value									0
Total Appraised Parcel Value									1,616,100
Valuation Method									C
Total Appraised Parcel Value									1,616,100

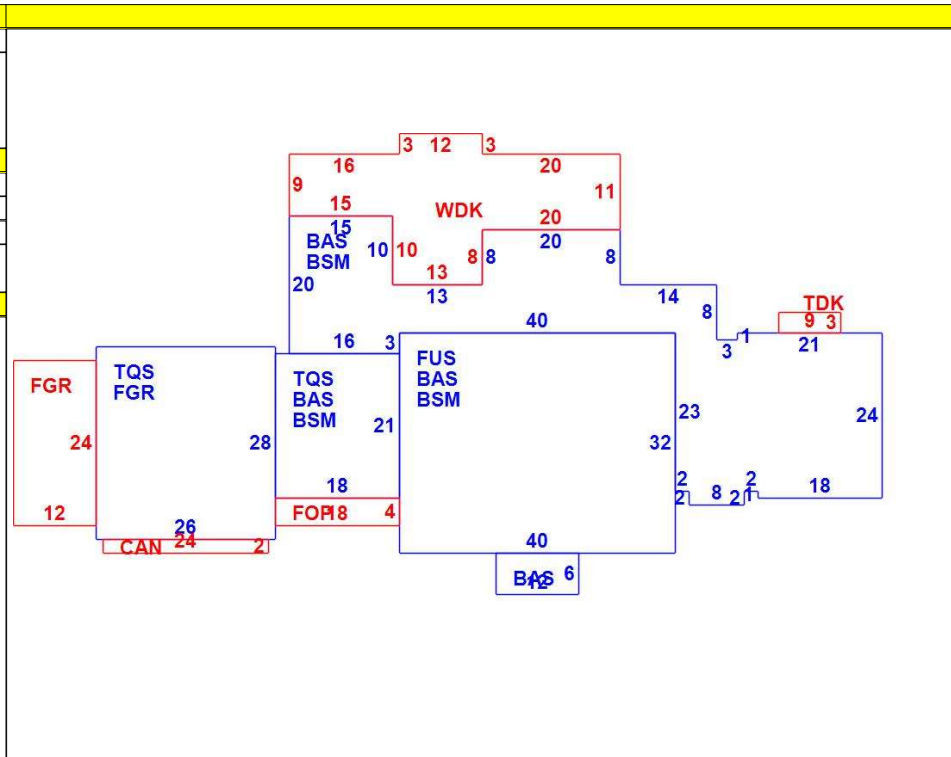
BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpose/Result
BPO-21-149	04-06-2021	MN	Maintenance	34,271		100	05-18-2021	Strip and re-roof.		04-22-2019	SJD	9		01	Measure - No Entry
143	11-15-2006	MS	Miscellaneous	21,300		100		27 REPL WINDOWS		04-12-2013	VGS			20	Field Review
11844	04-01-1991	NC	New Construct	15,000		100		GUNITE POOL/INGROUND		01-30-2008	BSB			01	Measure - No Entry
11154	03-22-1989	NC	New Construct	295,000	03-15-1990	100									

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	
1	1010	Single Family	RC	Residual	1.156	AC 35,000.00	0.89204	5	1.00	0070	1.389			1.0000	0.99	
1	1010	Single Family	PD	Undevelop	1.300	AC 2,000.00	1.00000	0	1.00	0070	1.389	ESMNT + WET		1.0000	0.06	
Total Card Land Units					3.37	AC	Parcel Total Land Area					3.37	Total Land Value			539,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3171	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	04	Hip			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	5				
Full Baths	3				
Half Baths	2				
Extra Fixtures	5				
Total Rooms	14				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	1200				
FBM Quality	04	Above Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	3171				

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

COST / MARKET VALUATION		
Net Other Adj		1,262,562
Replace Cost		88,000
Year Built		1,350,561
Effective Year Built		1989
Depreciation Code		1997
Remodel Rating		A
Year Remodeled		
Depreciation %		24
Functional Obsol		
External Obsol		
Trend Factor		1.000
Condition		
Condition %		
Percent Good		76
Cns Sect Rcnd		1,026,400
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
SPL2	Ing Pool-Good	L	800	89.00	1990	A	70	C	1.00	49,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,243	3,243	3,243	194.96	632,255
BSM	Basement	0	3,171	634	38.98	123,605
CAN	Canopy	0	48	5	20.31	975
FGR	Garage	0	1,016	406	77.91	79,154
FOP	Open Porch	0	72	11	29.79	2,145
FUS	Finished Upper Story	1,280	1,280	1,280	194.96	249,549
TDK	Trex Deck	0	27	3	21.66	585
TQS	Three Quarter Story	830	1,106	830	146.31	161,817
WDK	Deck	0	638	64	19.56	12,477
Ttl Gross Liv / Lease Area		5,353	10,601	6,476		1,262,562

