

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SENUA VYTENIS A			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
SENUA DANGUOLE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	459,100	459,100	
113 LINCOLN ST		SUPPLEMENTAL DATA			RES LAND	1010	289,800	289,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1628 Total Acres .35 Chapter Lan GIS ID F_867565_2844168			Cyclical 4 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	1,400	1,400	
						Total		750,300	750,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
SENUA VYTENIS A	45717	0165	06-26-2015	Q	I	451,000	00	Year	Code	Assessed	Year	Code	Assessed		
PORTESI TODD & SCANNELL ELIZABET	37672	0291	08-31-2009	U	I	420,000	1V	2023	1010	350,800	2022	1010	328,900		
GLYNN LINDA J	25785	0045	07-15-2003	U	I	394,000	1		1010	301,100		1010	251,000		
CONCHINHA PERRY J	19975	0002	07-06-2001	Q	I	299,200	00		1010	900		1010	900		
TRUEBLOOD NATHAN ANDREW	16675	0102	10-05-1998	Q	I	209,900	00	Total		652,800	Total		580,800	Total	510,400

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

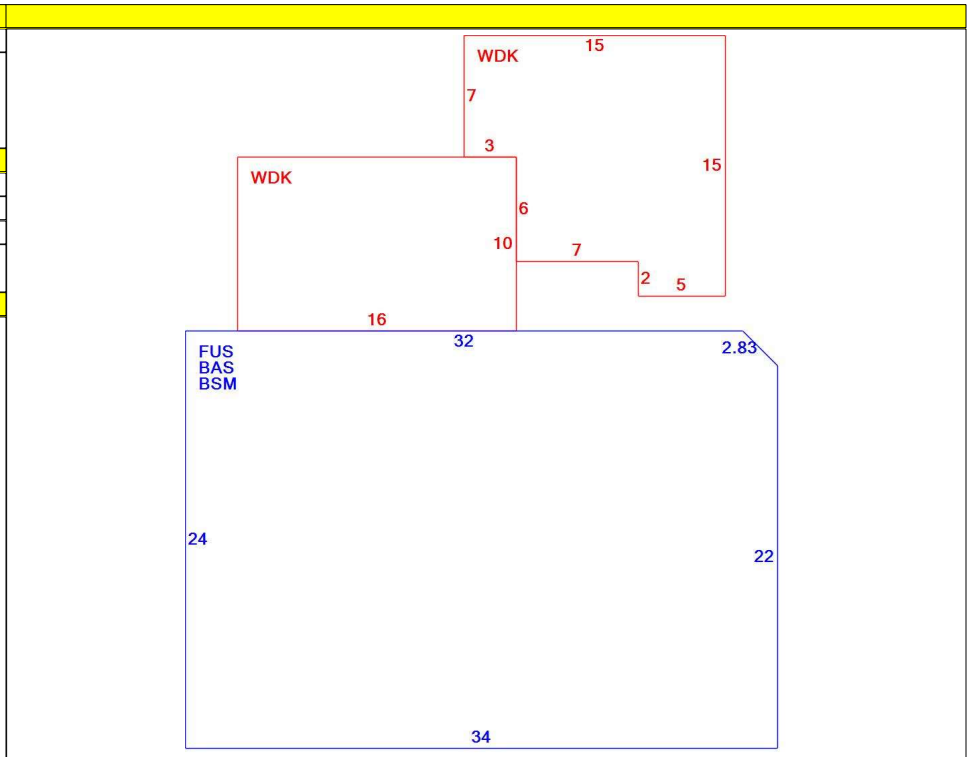
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0050				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)								459,100	
Appraised Xf (B) Value (Bldg)								0	
Appraised Ob (B) Value (Bldg)								1,400	
Appraised Land Value (Bldg)								289,800	
Special Land Value								0	
Total Appraised Parcel Value								750,300	
Valuation Method								C	
Total Appraised Parcel Value								750,300	

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
QPO-23-14	06-05-2023	MN	Maintenance	3,000		100		Weatherization and air sealing.		11-03-2015	SJD	9		01	Measure - No Entry
2018-237	11-07-2018	MN	Maintenance	11,000		100		ROOF		04-12-2013	VGS			20	Field Review
14821	02-18-1998	NC	New Construct	84,000	11-24-1998	100		24X34 2 STRY W/ DECK		10-11-2005	KP		1	00	Measure & Listed
14820	02-18-1998	DM	Demolish	1,000		100		DEM HOUSE							

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	15,283	SF	18.96	1.00000	5	1.00	0050	1.000		1.0000	18.96	289,800
Total Card Land Units					0.35	AC	Parcel Total Land Area					0.35	Total Land Value			289,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	814	
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	CONDO DATA		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			Owne
Roof Cover	03	Asphalt			B
Interior Wall 1	05	Drywall			S
Interior Wall 2			Adjust Type	Code	Description
Interior Floor 1	12	Hardwood			Factor%
Interior Floor 2			Condo Flr		
Heat Fuel	03	Gas	Condo Unit		
Heat Type	05	Hot Water	COST / MARKET VALUATION		
AC Type	03	Central	Net Other Adj		494,949
Bedrooms	3		Replace Cost		32,800
Full Baths	2		Year Built		1998
Half Baths	0		Effective Year Built		2008
Extra Fixtures	0		Depreciation Code		G
Total Rooms	6		Remodel Rating		
Bath Style	02	Average	Year Remodeled		
Kitchen Style	02	Average	Depreciation %		13
Extra Kitchens	0		Functional Obsol		
Fireplaces	1		External Obsol		
Extra Openings	0		Trend Factor		1.000
Gas Fireplaces	0		Condition		
Sq Ft Fin Bsmt	300		Condition %		
FBM Quality	05	Living Area	Percent Good		87
Foundation	06	Poured Conc	Cns Sect Rcnd		459,100
Bsmt Garage	0		Dep % Ovr		
Bsmt Area	814		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	2010	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	814	814	814	271.06	220,640
BSM	Basement	0	814	163	54.28	44,182
FUS	Finished Upper Story	814	814	814	271.06	220,640
WDK	Deck	0	347	35	27.34	9,487
Ttl Gross Liv / Lease Area		1,628	2,789	1,826		494,949

