

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CENEDELLA RICHARD D			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CENEDELLA PATRICIA A			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	750,700	750,700
4 PHEASANT HILL LN				0 Light		RES LAND	1010	579,500	579,500
SUPPLEMENTAL DATA									
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2951 Total Acres 1.998 Chapter Lan			Cyclical 5 Exemption W District Res Exem				
GIS ID F_869481_2846095		Assoc Pid#			Total 1,330,200 1,330,200				

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CENEDELLA RICHARD D		LCC 104676	12-19-2003	Q	I	800,000	00	Year	Code	Assessed	Year	Code	Assessed			
NELSON ROBERT S		LCC 84436	04-08-1993	Q	I	317,000	00	2023	1010	575,300	2022	1010	525,600			
NELSON ROBERT S		LCC 69925	01-02-1985	Q	I	234,800	00		1010	691,800	2021	1010	444,800			
Total								1,267,100		Total		1,059,300		Total		901,300

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)	750,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	579,500
Special Land Value	0
Total Appraised Parcel Value	1,330,200
Valuation Method	C
Total Appraised Parcel Value	1,330,200

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

NOTES									

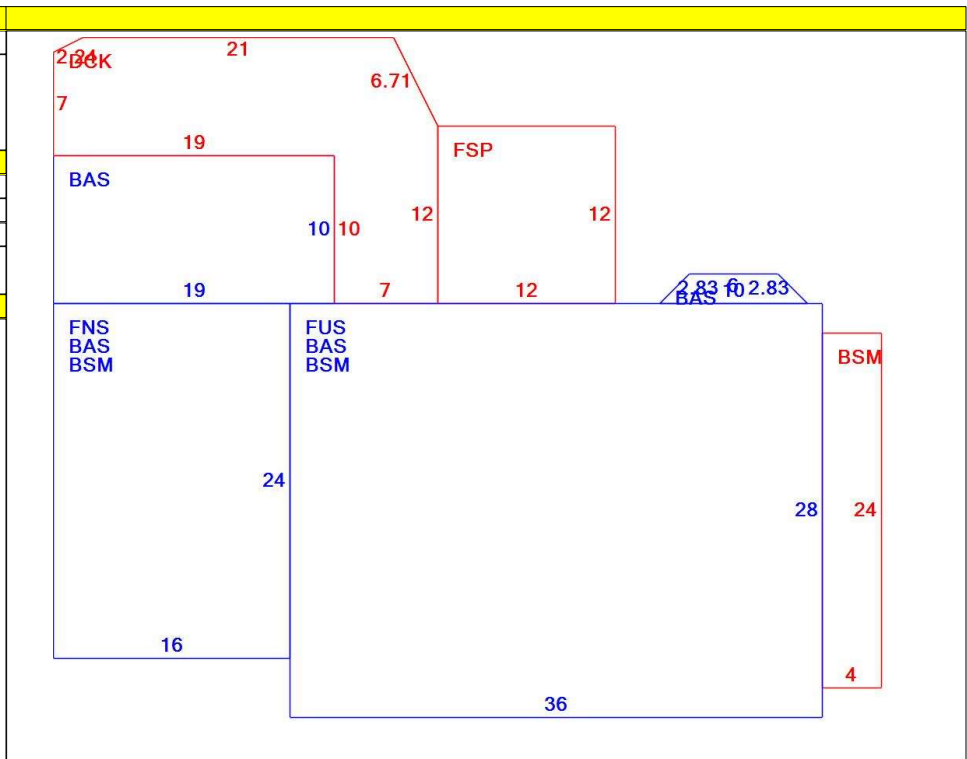
BUILDING PERMIT RECORD							VISIT / CHANGE HISTORY							
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
13879	11-01-1995	NC	New Construct	28,000	05-30-1996	100		1 STRY ADD, 2 DECKS	09-12-2017	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									01-23-2008	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503			13.15	526,100	
1	1010	Single Family	RC	Residual	1.080	AC 35,000.00	0.94074	5	1.00	0080	1.503			1.14	53,400	
Total Card Land Units					2.00	AC	Parcel Total Land Area					2.00	Total Land Value			579,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1488	
Model	01	Residential	Bsmt Type	04	Full
Grade	08	Excellent	Unfin Area	0.00	
Stories	1.9				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	07	Gambrel			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		830,625
Heat Type	05	Hot Water	Replace Cost		32,200
AC Type	03	Central	Year Built		862,824
Bedrooms	4		Effective Year Built		1984
Full Baths	3		Depreciation Code		2008
Half Baths	0		Remodel Rating		E
Extra Fixtures	1		Year Remodeled		
Total Rooms	7		Depreciation %		13
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		87
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		750,700
FBM Quality			Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	2		Misc Imp Ovr		
Bsmt Area	1488		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

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,598	1,598	1,598	251.25	401,494
BSM	Basement	0	1,488	298	50.32	74,872
DCK	Deck	0	268	27	25.31	6,784
FNS	Finished 90% Story	346	384	346	226.38	86,932
FSP	Screened Porch	0	144	29	50.60	7,286
FUS	Finished Upper Story	1,008	1,008	1,008	251.25	253,257
Ttl Gross Liv / Lease Area		2,952	4,890	3,306		830,625



4 PHEASANT HILL LN

