

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
KALB JULIAN AIDA			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
CIRIELLO MATTHEW VINCENT			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	393,300	393,300
20 CROSSCREEK LN		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	446,100	446,100
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2152 Total Acres .705 Chapter Lan			Cyclical 3 Exemption W District Res Exem	RESIDNTL	1010	2,100	2,100
GIS ID F_870426_2846489		Assoc Pid#			Total		841,500	841,500	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
KALB JULIAN AIDA		52924 211	06-17-2020	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
KALB JEFFREY A		28033 0140	04-26-2004	U	I	100	1F	2023	1010	298,500	2022	1010	285,100
									1010	479,200		1010	305,500
									1010	1,400		1010	1,400
		Total						779,100		Total		592,000	
								Total		Total		548,700	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			393,300
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			2,100
Appraised Land Value (Bldg)			446,100
Special Land Value			0
Total Appraised Parcel Value			841,500
Valuation Method			C
Total Appraised Parcel Value			841,500

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
QP-20-49	08-07-2020	MN	Maintenance	7,908		100	09-18-2020	Replace 1 window and 1 door	01-24-2020	SJD	0	1	00	Measure & Listed
QP-20-46	07-02-2020	MN	Maintenance	21,209		100		Strip & Re-Roof (17 Sq)	04-12-2013	VGS			20	Field Review
2013-181	09-24-2013	MN	Maintenance	19,000		100		REPL 2 WINDOWS & 1 DOOR	01-30-2008	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	30,713 SF	10.83	1.00000	5	1.00	0060	1.341		1.0000	14.52	446,100
Total Card Land Units					0.71 AC	Parcel Total Land Area					0.71	Total Land Value			446,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1294	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		562,163
Interior Floor 2			Replace Cost		24,795
Heat Fuel	02	Oil	Year Built		586,958
Heat Type	05	Hot Water	Effective Year Built		1983
AC Type	03	Central	Depreciation Code		1988
Bedrooms	3		Remodel Rating		F
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		33
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		67
Extra Openings	0		Cns Sect Rcnd		393,300
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1294		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
PTO	Patio	L	196	15.00	2000	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,216	1,216	1,216	226.68	275,641
BSM	Basement	0	1,294	259	45.37	58,710
CTH	Cathedral Ceiling	0	352	35	22.54	7,934
FUS	Finished Upper Story	936	936	936	226.68	212,171
TDK	Trex Deck	0	336	34	22.94	7,707
Ttl Gross Liv / Lease Area		2,152	4,134	2,480		562,163

