

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SCANDONE DARREN R & ELIZABET			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
42 PERRY DRIVE REALTY TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,220,000	1,220,000	
335 COLONIAL AVE		SUPPLEMENTAL DATA			RES LAND	1010	500,300	500,300		
MARCO ISLAND FL 34145		Alt Prcl ID	Scnd Home LEASED TO DAUGH	Cyclical Exemption W	3	RESIDNTL	1010	68,400	68,400	
		Tax Class T	Tot Fin Area 4296	District Res Exem		Total		1,788,700	1,788,700	VISION
		Total Acres 1.208	Chapter Lan	Assoc Pid#		Total		1,788,700	1,788,700	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SCANDONE DARREN R & ELIZABETH C		LCC 124392	11-17-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SCANDONE D R & SCANDONE ELIZABE		LCC 78829	07-12-1989	Q	I	355,000	00	2023	1010	929,500	2022	1010	860,700	2021	1010	713,000
									1010	488,800		1010	412,400		1010	373,000
									1010	42,800		1010	42,800		1010	34,800
								Total		1,461,100	Total		1,315,900	Total		1,120,800

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

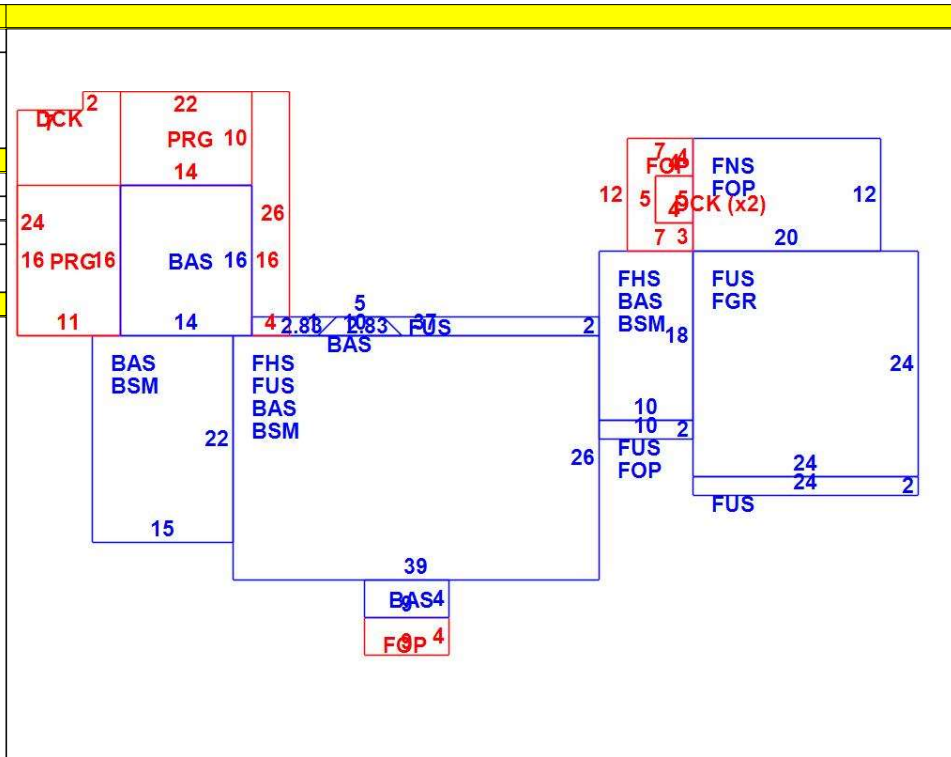
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									1,220,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									68,400
Appraised Land Value (Bldg)									500,300
Special Land Value									0
Total Appraised Parcel Value									1,788,700
Valuation Method									C
Total Appraised Parcel Value									1,788,700

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-19-130	06-06-2019	RM		68,500	07-24-2019	100		Replace 3 Windows/Install Vinyl		07-24-2019	SJT	5		01	Measure - No Entry
2017-69	05-09-2017	MN	Maintenance	33,650		100		STRIP & REROOF		04-12-2013	VGS			20	Field Review
105	04-25-2007	RM	Remodel	14,000		100		KITCHEN 300' WINDOW		09-06-2007	KP		1	00	Measure & Listed
16	10-14-2001	AD	Addition	2,500	10-21-2002	100		10X12 GARDEN SHED							
19990449	10-01-1999	NC	New Construct	81,000	04-30-2001	100		SEC STY;DECK;PORCH							
14114	07-09-1996	NC	New Construct	3,000		100		PERGOLA ON DECK							
10984	09-20-1988	NC	New Construct			100		COLONIAL ELL GAR.PCH							

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	0.290 AC	35,000.00	1.00000	5	1.00	0070	1.389			1.0000	1.12	14,100
Total Card Land Units					1.21	AC	Parcel Total Land Area					1.21	Total Land Value			500,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1524	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id	C	Own
Exterior Wall 1	25	Vinyl Siding		B	S
Exterior Wall 2	11	Clapboard	Adjust Type	Code	Description
Roof Structure	03	Gable	Condo Flr		Factor%
Roof Cover	03	Asphalt	Condo Unit		
Interior Wall 1	05	Drywall	COST / MARKET VALUATION		
Interior Wall 2					
Interior Floor 1	12	Hardwood	Net Other Adj		1,311,795
Interior Floor 2			Replace Cost		74,620
Heat Fuel	02	Oil	Year Built		1,386,414
Heat Type	05	Hot Water	Effective Year Built		1988
AC Type	03	Central	Depreciation Code		2009
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	2		Depreciation %	12	
Extra Fixtures	3		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	03	Modern	Trend Factor	1.000	
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	2		Percent Good	88	
Extra Openings	0		Cns Sect Rcnld		1,220,000
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	400		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1524		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
SPL1	Ing Pool - Ave	L	800	64.00	1995	A	70	C	1.00	35,800
SHD1	Shed	L	120	21.00	1991	A	70	C	1.00	1,800
PTO	Patio	L	572	15.00	2000	A	70	C	1.00	6,000
GNR	GENERATOR	L	1	12400.00	2019	E	100	A	2.00	24,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value
BAS	First Floor	1,798	1,798	1,798	261.31	469,842
BSM	Basement	0	1,524	305	52.30	79,701
DCK	Deck	0	556	56	26.32	14,634
FGR	Garage	0	576	230	104.34	60,102
FHS	Finished Half Story	597	1,194	597	130.66	156,004
FNS	Finished 90% Story	216	240	216	235.18	56,444
FOP	Open Porch	0	360	54	39.20	14,111
FUS	Finished Upper Story	1,732	1,732	1,732	261.31	452,595
PRG	Pergola	0	316	32	26.46	8,362
Ttl Gross Liv / Lease Area		4,343	8,296	5,020		1,311,795

