

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
DUCKMAN BRIAN D & GIONFRIDDO BRIAN & ALEXANDRIA LIVING TRUS 10 SIMMONS DR		0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	593,700	593,700
		SUPPLEMENTAL DATA		RES LAND		1010	429,600	429,600	RESIDNTL	1010	8,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2464 Total Acres .557 Chapter Lan		Cyclical 5 Exemption W District Res Exem		Total		1,032,000		1,032,000	
GIS ID F_873237_2847293		Assoc Pid#									

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
DUCKMAN BRIAN D & GIONFRIDDO A C		49344 0341	12-27-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
DUCKMAN BRIAN D		44744 0257	09-16-2014	Q	I	635,000	00	2023	1010	452,100	2022	1010	413,900	2021	1010	361,300
GOLDEN BRIAN M & KAREN H		27562 0059	02-18-2004	Q	I	730,000	00		1010	460,600		1010	292,100		1010	272,700
LEONARD PAULA		15689 0282	12-01-1997	Q	I	433,500	00		1010	6,300		1010	6,300		1010	3,500
Total								919,000		Total		712,300		Total		637,500

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

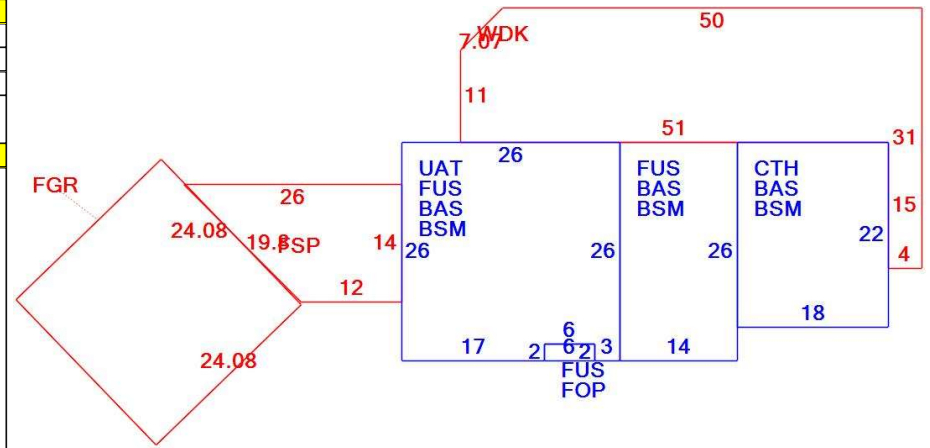
Appraised Bldg. Value (Card) 593,700
 Appraised Xf (B) Value (Bldg) 0
 Appraised Ob (B) Value (Bldg) 8,700
 Appraised Land Value (Bldg) 429,600
 Special Land Value 0
 Total Appraised Parcel Value 1,032,000
 Valuation Method C
 Total Appraised Parcel Value 1,032,000

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

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
15172	10-22-1998	RM	Remodel	3,000	07-29-1999	100		FINISH BASEMENT		10-19-2020	SJT	10		20	Field Review
14780	01-09-1998	NC	New Construct			100		WOODBURNING STOVE		11-17-2014	SJD	9	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										01-26-2008	BSB		1	00	Measure & Listed

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	R1	Primary	24,263 SF	13.20	1.00000	5	1.00	0060	1.341	LOT 25 & Easement K combine		1.0000	17.71	429,600
Total Card Land Units					0.56 AC	Parcel Total Land Area					0.56	Total Land Value				429,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1424	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2	11	Clapboard			B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		685,744
Interior Floor 2			Replace Cost		724,023
Heat Fuel	02	Oil	Year Built		1985
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		G
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		18
Extra Fixtures	2		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		82
Extra Openings	0		Cns Sect Rcnd		593,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	372		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1424		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
GNR	GENERATOR	L	1	12400.00	2002	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,424	1,424	1,424	209.77	298,715
BSM	Basement	0	1,424	285	41.98	59,785
CTH	Cathedral Ceiling	0	396	40	21.19	8,391
FGR	Garage	0	580	232	83.91	48,667
FOP	Open Porch	0	12	2	34.96	420
FSP	Screened Porch	0	266	53	41.80	11,118
FUS	Finished Upper Story	1,040	1,040	1,040	209.77	218,162
UAT	Unfinished Attic	0	664	100	31.59	20,977
WDK	Deck	0	928	93	21.02	19,509
Ttl Gross Liv / Lease Area		2,464	6,734	3,269		685,744

