

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHISHOLM CHRISTOPHER			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed
CHISHOLM DENISE			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	1,148,100	1,148,100
38 MERRY AVE		SUPPLEMENTAL DATA			RES LAND	1010	542,900	542,900	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4010 Total Acres 2.978 Chapter Lan GIS ID F_873878_2843982			Cyclical 5 Exemption W District Res Exem Assoc Pid#				
						Total		1,691,000	1,691,000

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CHISHOLM CHRISTOPHER		48616 0166	06-30-2017	Q	I	1,370,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
QUINZANI ROB-ROY & CHUSLO JULIA M		22749 0348	08-30-2002	U	V	335,000	1	2023	1010	881,300	2022	1010	818,100	2021	1010	688,800
									1010	547,900		1010	465,500		1010	358,800
								Total		1,429,200	Total		1,283,600	Total		1,047,600

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)	1,148,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	542,900
Special Land Value	0
Total Appraised Parcel Value	1,691,000
Valuation Method	C
Total Appraised Parcel Value	1,691,000

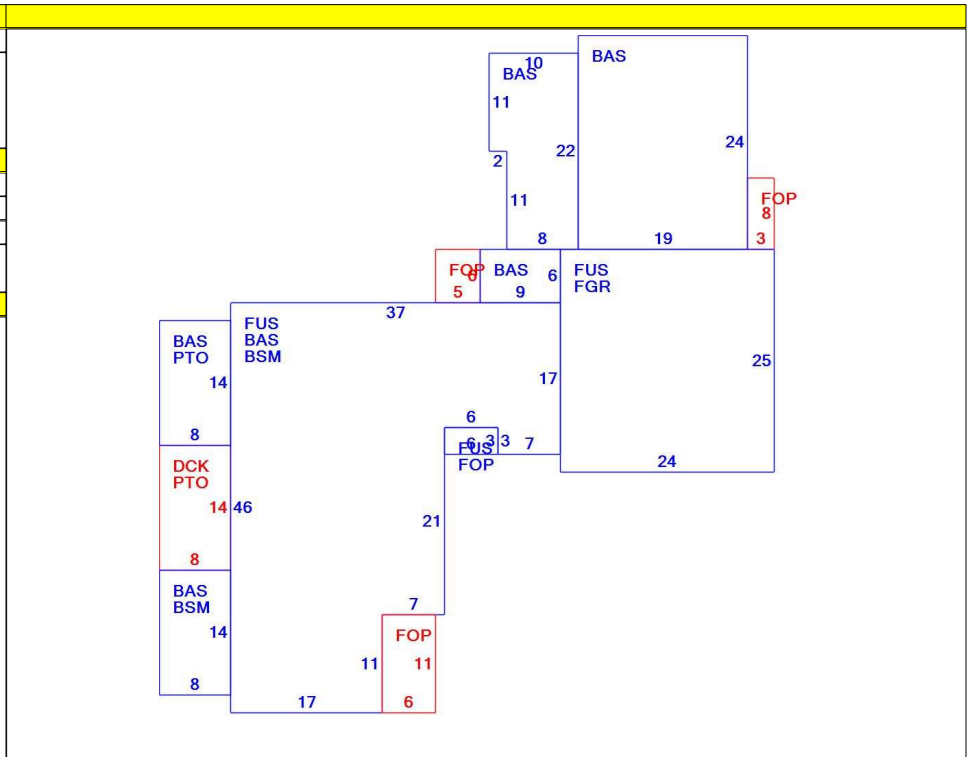
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0070			

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
BPO-23-221	06-22-2023	RM	Remodel	70,000		100	06-22-2023	REMODEL KITCHEN & INSTALL	12-15-2017	SJD	9		01	Measure - No Entry
48	04-13-2011	AD	Addition	75,000	05-07-2012	100		712' 1 STY ADD	04-12-2013	VGS			20	Field Review
495	10-01-2002	NC	New Construct	268,000	01-21-2004	100		2 FLS/GAR/DECK-PORCH	05-07-2012	KP	5		20	Field Review
425	10-01-2002	NC	New Construct	268,000	01-21-2004	100		24X34 2 STY/GAR/DECK	09-09-2011	KP		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	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	1.740 AC	35,000.00	0.65977	5	1.00	0070	1.389		1.0000	0.74	55,800
1	1010	Single Family	WP	Undevelop	0.320 AC	2,000.00	1.00000	0	1.00	0070	1.389		1.0000	0.06	900
Total Card Land Units					2.98 AC	Parcel Total Land Area					2.98	Total Land Value			542,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1342	
Model	01	Residential	Bsmt Type	03	
Grade	09	Custom	Unfin Area	0.00	Partial
Stories	2				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,164,959
Interior Floor 2			Replace Cost		96,710
Heat Fuel	03	Gas	Year Built		1,261,667
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		2012
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	3		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		91
Extra Openings	0		Cns Sect Rcnld		1,148,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1200		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	1342		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	2,162	2,162	2,162	255.42	552,212	
BSM	Basement	0	1,342	268	51.01	68,452	
DCK	Deck	0	112	11	25.09	2,810	
FGR	Garage	0	600	240	102.17	61,300	
FOP	Open Porch	0	138	21	38.87	5,364	
FUS	Finished Upper Story	1,848	1,848	1,848	255.42	472,011	
PTO	Patio	0	224	11	12.54	2,810	
Ttl Gross Liv / Lease Area		4,010	6,426	4,561		1,164,959	

