

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FALVEY-VANTANGOLI KAREN E TT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	
KAREN E FALVEY-VANTANGOLI FAMI			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	861,600	861,600	
PO BOX 1096				0 Medium		RES LAND	1010	529,900	529,900	
SUPPLEMENTAL DATA										
DUXBURY MA 02331		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4457 Total Acres 2.248 Chapter Lan		Cyclical 5 Exemption W District Res Exem						
GIS ID F_876425_2841415		Assoc Pid#						Total		1,391,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
FALVEY-VANTANGOLI KAREN E TT	40859 0185	01-17-2012	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
FALVEY-VANTANGOLI KAREN E TT	18268 0195	02-10-2000	U	I	10	1A	2023	1010	683,000	2022	1010	660,200	2021	1010	566,100
HOUNDS DITCH LN RLTY TRUST	15099 0368	04-16-1997	U	I	10	1A		1010	630,100		1010	486,300		1010	405,600
FALVEY CRITCH KAREN E	14320 0147	04-29-1996	U	I	1	1F									
FALVEY FRANK B E TRUSTEE	10402 0046	05-01-1991	Q	I	410,000	00									
Total							1,313,100		Total		1,146,500		Total		971,700

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

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									861,600
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									0
Appraised Land Value (Bldg)									529,900
Special Land Value									0
Total Appraised Parcel Value									1,391,500
Valuation Method									C
Total Appraised Parcel Value									1,391,500

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
11882	05-01-1991	NC	New Construct	5,000	01-01-1992	100		COMPLETE HSE/PLUM/EL		09-10-2018	SJD			20	Field Review
										04-12-2013	VGS			20	Field Review
										02-09-2012	K-S		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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503	UTIL & DRAINAGE	ES95	0.9500	12.50	499,800
1	1010	Single Family	PD	Residual	0.530	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	27,900	
1	1010	Single Family	WP	Undevelop	0.740	AC 2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	2,200	
Total Card Land Units					2.19	AC	Parcel Total Land Area					2.19	Total Land Value			529,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2029	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	4				
Full Baths	3				
Half Baths	0				
Extra Fixtures	1				
Total Rooms	11				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	2				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	2029				

CONDO DATA			
Parcel Id	C	Owne	
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

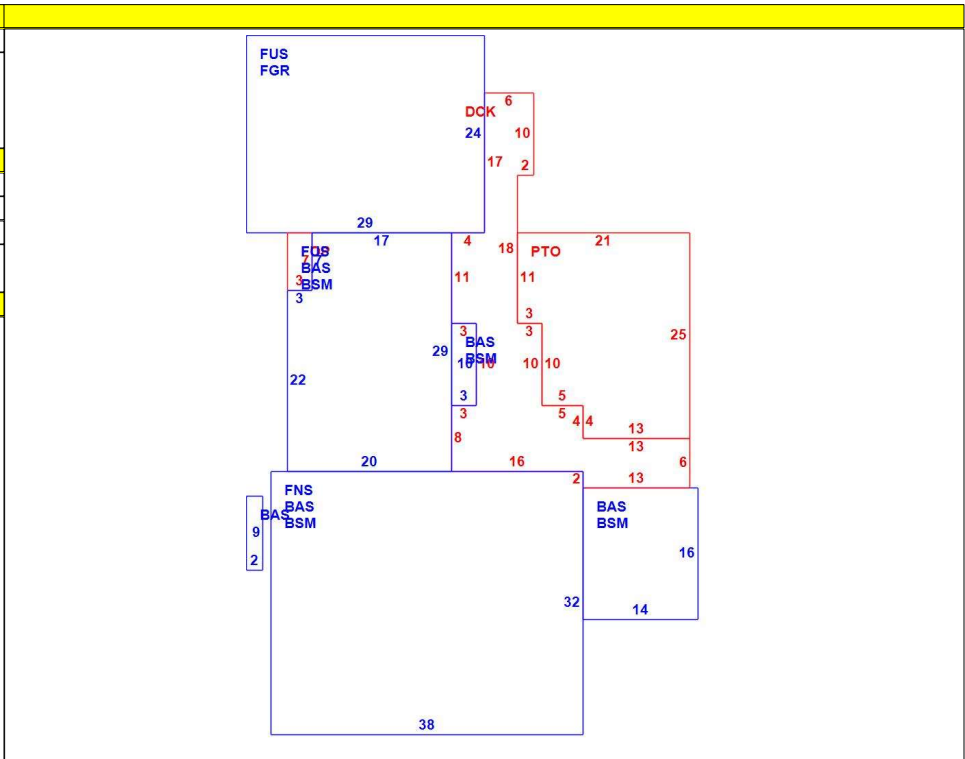
COST / MARKET VALUATION	
Net Other Adj	1,019,107
Replace Cost	31,680
Year Built	1,050,787
Effective Year Built	1988
Depreciation Code	2003
Remodel Rating	G
Year Remodeled	
Depreciation %	18
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	82
Cns Sect Rcnd	861,600
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
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	2,047	2,047	2,047	197.81	404,913
BSM	Basement	0	2,029	406	39.58	80,310
DCK	Deck	0	462	46	19.70	9,099
FGR	Garage	0	696	278	79.01	54,991
FNS	Finished 90% Story	1,094	1,216	1,094	177.96	216,402
FOP	Open Porch	0	21	3	28.26	593
FUS	Finished Upper Story	1,255	1,255	1,255	197.81	248,249
PTO	Patio	0	463	23	9.83	4,550
Ttl Gross Liv / Lease Area		4,396	8,189	5,152		1,019,107



2 HOUNDS DITCH LN

