

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VICARIO VINCENT L			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
VICARIO KAREN ANNE			0 No Sewer	0 Paved	0 Average	RESIDENTL	1010	363,500	363,500
45 HOUNDS DITCH LN				0 Medium		RES LAND	1010	532,200	532,200
<b>SUPPLEMENTAL DATA</b>									
DUXBURY MA 02332	Alt Prcl ID	Cyclical 5							
	Scnd Home	Exemption							
	Tax Class T	W							
	Tot Fin Area 2200	District							
	Total Acres 2.188	Res Exem							
	Chapter Lan								
	GIS ID F_875308_2841529	Assoc Pid#							
						Total	895,700	895,700	

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)				
VICARIO KRISTINA L TT	57989 300	06-08-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
VICARIO VINCENT L	11507 0010	12-16-1992	Q	I	235,000	00	2023	1010	316,200	2022	1010	284,600
SOLOT REESHA	10158 0315	02-22-1991	U	I	92,000	1		1010	632,800	2021	1010	488,600
							Total	949,000	Total	773,200	Total	660,600

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)	363,500
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	532,200
Special Land Value	0
Total Appraised Parcel Value	895,700
Valuation Method	C
Total Appraised Parcel Value	895,700

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES									

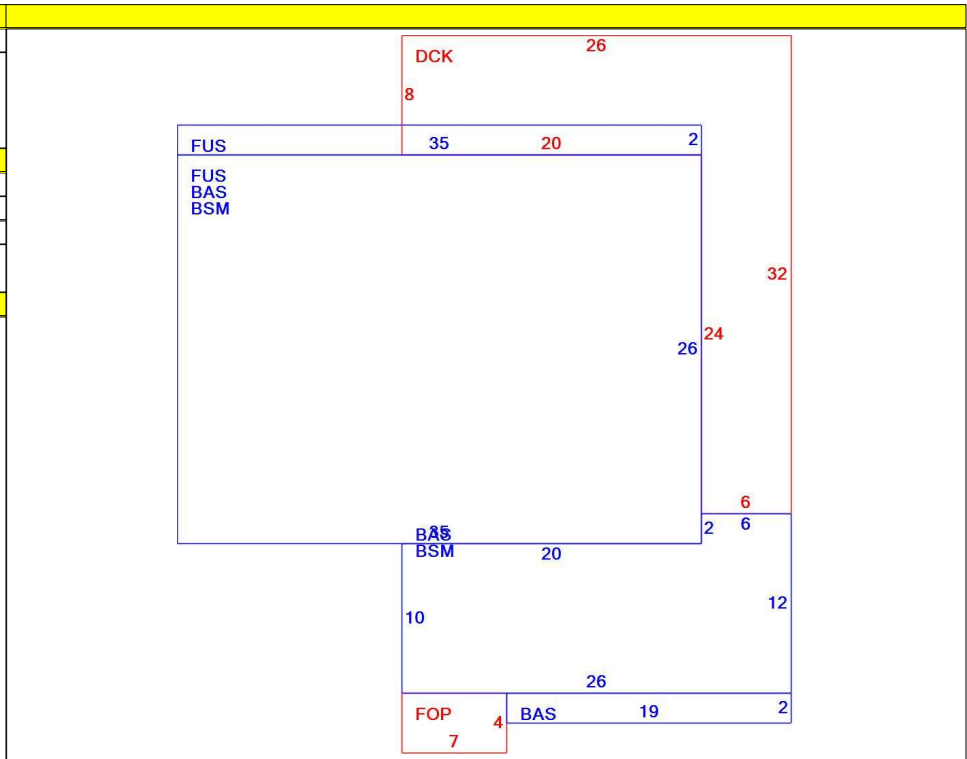
BUILDING PERMIT RECORD						VISIT / CHANGE HISTORY								
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
									09-10-2018	SJD			20	Field Review
									04-12-2013	VGS			20	Field Review
									10-26-1999	BSB		1	00	Measure & Listed

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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	PD	Residual	0.050	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.19	2,600	
1	1010	Single Family	WP	Undevelop	1.170	AC 2,000.00	1.00000	0	1.00	0080	1.503		1.0000	0.07	3,500	
Total Card Land Units					2.14	AC	Parcel Total Land Area					2.14	Total Land Value			532,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1182	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	04	Forced Air-Duc			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	1				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1182				

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

COST / MARKET VALUATION		
Net Other Adj		408,399
Replace Cost		19,285
Year Built		427,685
Effective Year Built		1991
Depreciation Code		2006
Remodel Rating		G
Year Remodeled		
Depreciation %	15	
Functional Obsol		
External Obsol		
Trend Factor	1.000	
Condition		
Condition %		
Percent Good	85	
Cns Sect Rcnld	363,500	
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	1,220	1,220	1,220	165.01	201,312	
BSM	Basement	0	1,182	236	32.95	38,942	
DCK	Deck	0	352	35	16.41	5,775	
FOP	Open Porch	0	28	4	23.57	660	
FUS	Finished Upper Story	980	980	980	165.01	161,710	
Ttl Gross Liv / Lease Area		2,200	3,762	2,475		408,399	



45 HOUNDS DITCH LN

