

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
LIROSI MARK E			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed
LIROSI DOROTHY M			0 Septic	0 Paved	0 Average	RESIDNTL	1010	310,900	310,900
171 OAK ST		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	496,600	496,600
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1664 Total Acres 1.498 Chapter Lan GIS ID F_867949_2833644				RESIDNTL	1010	61,900	61,900
				Cyclical Exemption W District Res Exem	6				
				Assoc Pid#					
							Total	869,400	869,400

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
LIROSI MARK E		44774 0045	09-25-2014	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed
LIROSI MARK E		13693 0204	07-14-1995	U	I	150,000	1L	2023	1010	275,800	2022	1010	252,300
FEDERAL HOME MORTGAGE CORP		13468 0247	03-14-1995	U	I	130,000	1L		1010	533,000		1010	338,700
									1010	38,700		1010	38,700
							Total	847,500	Total	629,700	Total	591,700	

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

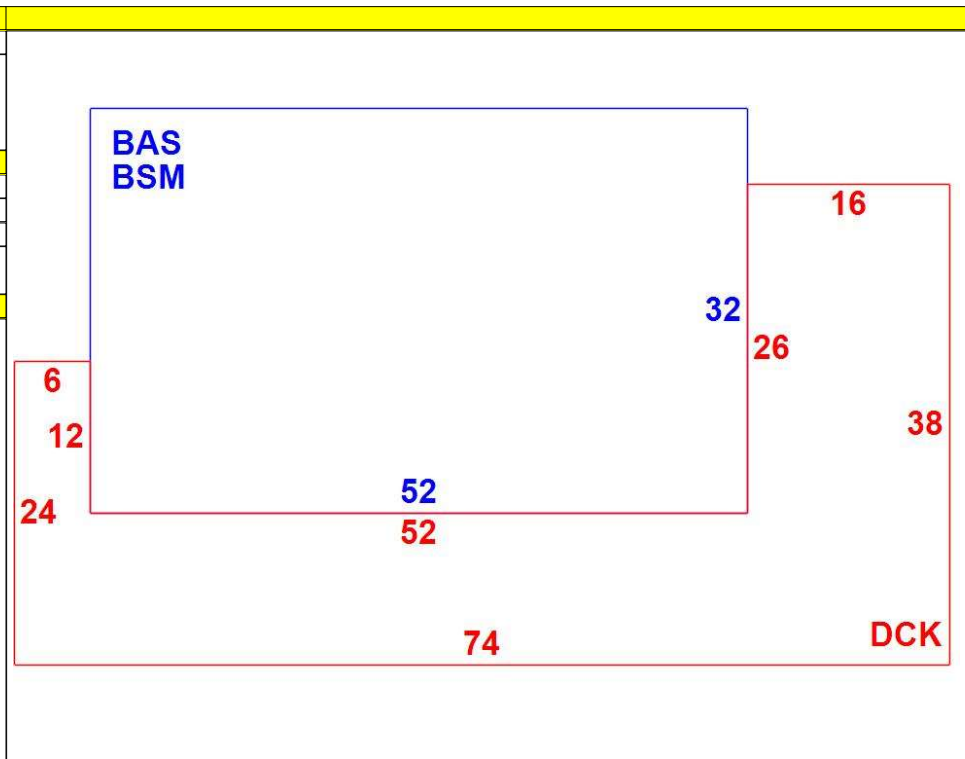
  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	310,900		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	61,900		
Appraised Land Value (Bldg)	496,600		
Special Land Value	0		
Total Appraised Parcel Value	869,400		
Valuation Method	C		
Total Appraised Parcel Value	869,400		

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
BP-20-20	07-28-2020	BP	Bldg Permit	60,000	01-20-2021	100	10-05-2020	Demo and replace with a new de	01-20-2021	SJT	5		01	Measure - No Entry
171	04-30-2004	AD	Addition	24,525		100		INGROUND POOL	11-25-2020	SJT	10		20	Field Review
409	10-11-2001	NC	New Construct	4,000	06-29-2002	100		10X16 UTILITY BLDG	10-19-2020	SJT	5		01	Measure - No Entry
12358	06-18-1992	AD	Addition	57,000	09-26-1995	100		1STY ADD 32X20 FIN/B	09-09-2020	SJT	5		20	Field Review
									04-12-2013	VGS			20	Field Review
									02-19-2008	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	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0060	1.341		1.0000	11.74	469,400
1	1010	Single Family	RC	Residual	0.580	AC 35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.08	27,200
Total Card Land Units					1.50	AC	Parcel Total Land Area					1.50	Total Land Value		496,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	07	Contemporary	Bsmt Area	1664	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	05	Average	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			338,999
Interior Floor 2			Net Other Adj		70,070
Heat Fuel	02	Oil	Replace Cost		409,070
Heat Type	05	Hot Water	Year Built		1966
AC Type	03	Central	Effective Year Built		1997
Bedrooms	4		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		24
Total Rooms	11		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		310,900
Sq Ft Fin Bsmt	1484		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1664		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
SHD1	Shed	L	160	21.00	2001	A	70	C	1.00	2,400
SPL2	Ing Pool-Good	L	836	89.00	2004	A	70	C	1.00	52,100
BTH	Cabana	L	100	106.00	2000	A	70	C	1.00	7,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,664	1,664	1,664	158.78	264,213
BSM	Basement	0	1,664	333	31.78	52,874
DCK	Deck	0	1,376	138	15.92	21,912
Ttl Gross Liv / Lease Area		1,664	4,704	2,135		338,999

