

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ANNICELLI SARAH BALDWIN			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
ANNICELLI MICHAEL			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	260,800	260,800	
228 ELM ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	461,500	461,500		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1677 Total Acres .7 Chapter Lan GIS ID F_868796_2834190			Cyclical 6 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	17,500	17,500	
							Total	739,800	739,800	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ANNICELLI SARAH BALDWIN		55259 313	07-02-2021	Q	I	750,000	00	Year	Code	Assessed	Year	Code	Assessed
CARROLL CAROLE B		51939 126	11-13-2019	U	I	1	1A	2023	1010	254,100	2022	1010	228,700
CARROLL JOSEPH P		22329 0183	06-27-2002	Q	I	425,000	00		1010	451,300		1010	381,900
ROBBINS ZEBULON		18730 0194	07-27-2000	Q	I	359,000	00		1010	13,400		1010	13,400
WHITTUM FREDERICK P		3889 0562	06-30-1993	Q	I	164,000	00	Total		718,800	Total		624,000
								Total		531,600	Total		531,600

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0070				

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			260,800
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			17,500
Appraised Land Value (Bldg)			461,500
Special Land Value			0
Total Appraised Parcel Value			739,800
Valuation Method			C
Total Appraised Parcel Value			739,800

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-23-71	02-27-2023	SP	Solar Panels	14,585	07-25-2023	0		17 SOLAR PANELS - PROJEC	07-25-2023	SJT	2		06	Inspection Only
2016-202	10-12-2016	MN	Maintenance	7,652		100		REPLACE 1 DOOR	08-20-2018	SJD	7	1	00	Measure & Listed
515	11-29-2002	AD	Addition	50,000	06-17-2004	100		4-7'DORMERS/REMODEL	04-12-2013	VGS			20	Field Review
13939	01-18-1996	RM	Remodel	24,000	08-20-1997	100		RMDL KITCH,CATH CEIL	10-10-2012	KP	6		30	Quality Control
12733	04-08-1993	MN	Maintenance	2,000		100		STRP+RSHNGL 2/3 ROOF	03-12-2008	BSB			01	Measure - No Entry

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	30,492 SF	10.90	1.00000	5	1.00	0070	1.389		1.0000	15.14	461,500
Total Card Land Units					0.70	AC	Parcel Total Land Area					0.70	Total Land Value		461,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	220	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	09	Pine/Soft Wood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		328,430
Heat Type	05	Hot Water	Replace Cost		14,690
AC Type	06	Partial	Year Built		343,121
Bedrooms	3		Effective Year Built		1772
Full Baths	1		Depreciation Code		1997
Half Baths	1		Remodel Rating		VG
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		24
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		76
Sq Ft Fin Bsmt	0		Cns Sect Rcnd		260,800
FBM Quality			Dep % Ovr		
Foundation	03	Stone	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	220		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
FGR1	Garage - 1 Sto	L	480	52.00	1986	A	70	C	1.00	17,500

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,123	1,123	1,123	198.33	222,722
BSM	Basement	0	220	44	39.67	8,726
DCK	Deck	0	397	40	19.98	7,933
FHS	Finished Half Story	132	264	132	99.16	26,179
FNS	Finished 90% Story	317	352	317	178.61	62,870
Ttl Gross Liv / Lease Area		1,572	2,356	1,656		328,430

