

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VIOLANDI NICHOLAS C		0	Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
VIOLANDI MOLLY F		0	No Sewer	0 Paved	0 Average	RESIDNTL	1010	523,600	523,600	
212 EVERGREEN ST				0 Medium		RES LAND	1010	462,600	462,600	
DUXBURY MA 02332						RESIDNTL	1010	9,000	9,000	
SUPPLEMENTAL DATA										
Alt Prcl ID				Cyclical 6						
Scnd Home				Exemption						
Tax Class T				W						
Tot Fin Area 2164				District						
Total Acres 1.088				Res Exem						
Chapter Lan										
GIS ID F_871853_2836094				Assoc Pid#						
							Total	995,200	995,200	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VIOLANDI NICHOLAS C		LCC 131586	02-22-2021	Q	I	880,000	00	Year	Code	Assessed	Year	Code	Assessed
GLEASON JULIETTE S		LCC 105790	07-29-2004	Q	I	593,000	00	2023	1010	402,400	2022	1010	369,600
									1010	496,900		1010	325,500
									1010	6,500		1010	6,500
							Total	905,800	Total	701,600	Total	669,800	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
									Appraised Bldg. Value (Card) 523,600			
Total			0.00					Appraised Xf (B) Value (Bldg) 0				

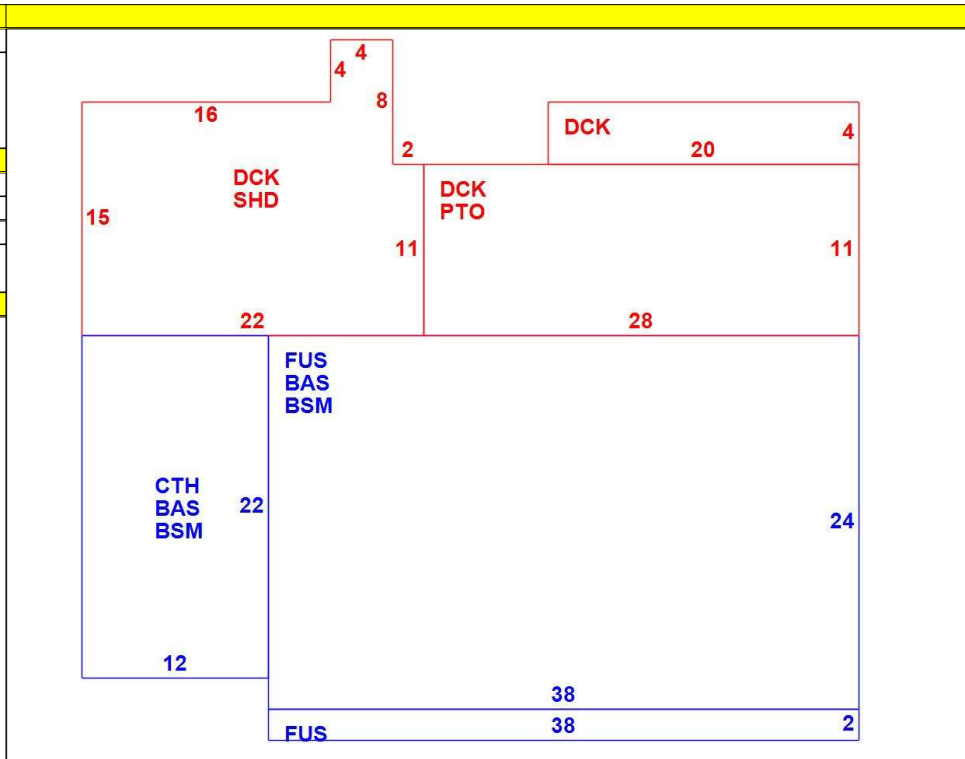
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES											
										Total Appraised Parcel Value	995,200
										Valuation Method	C
										Total Appraised Parcel Value	995,200

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
QPO-20-83	08-25-2020	MN	Maintenance	9,500		100	09-18-2020	Remove existing shingles & insta		05-03-2021	SJD	9		01	Measure - No Entry
QPO-20-82	08-21-2020	MN	Maintenance	5,000		100	09-18-2020	Re-Roof and Re-Side one gable		11-04-2020	SJT	10		20	Field Review
245	08-13-2007	RM	Remodel	9,500		100		BATHROOM		04-12-2013	VGS			20	Field Review
										08-11-2008	KP-			07	Measure - Info @ Door

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	29,545 SF	11.19	1.00000	5	1.00	0060	1.341			1.0000	15.01	443,400
1	1010	Single Family	RC	Residual	0.410 AC	35,000.00	1.00000	5	1.00	0060	1.341			1.0000	1.08	19,200
Total Card Land Units					1.09 AC	Parcel Total Land Area					1.09	Total Land Value			462,600	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1176	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
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	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	Net Other Adj		633,377
Interior Floor 2			Replace Cost		55,520
Heat Fuel	03	Gas	Year Built		688,896
Heat Type	04	Forced Air-Duc	Effective Year Built		1972
AC Type	03	Central	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		24
Extra Fixtures	1		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		523,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	672		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1176		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	48	21.00	2000	F	55	D	0.50	300
GNR	GENERATOR	L	1	12400.00	2018	A	70	C	1.00	8,700

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,176	1,176	1,176	240.74	283,106
BSM	Basement	0	1,176	235	48.11	56,573
CTH	Cathedral Ceiling	0	264	26	23.71	6,259
DCK	Deck	0	726	73	24.21	17,574
FUS	Finished Upper Story	988	988	988	240.74	237,847
PTO	Patio	0	308	15	11.72	3,611
SHD	Attached Shed	0	338	118	84.04	28,407
Ttl Gross Liv / Lease Area		2,164	4,976	2,631		633,377

