

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
ATALLAH ROBERT M			0 Water	0 Feeder	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
CHARDAIN EVA M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	387,000	387,000	
198 PARKS ST		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	356,300	356,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1812 Total Acres 1.098 Chapter Lan GIS ID F_868380_2829848			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	13,100	13,100	
							Total	756,400	756,400	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
ATALLAH ROBERT M		28984 0112	08-31-2004	Q	I	537,000	00	Year	Code	Assessed	Year	Code	Assessed
PIZZO MICHAEL J		19228 0069	01-02-2001	Q	I	305,000	00	2023	1010	293,300	2022	1010	267,900
									1010	370,600		1010	305,400
									1010	10,100		1010	10,100
							Total	674,000	Total	583,400	Total	506,800	

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
0050				

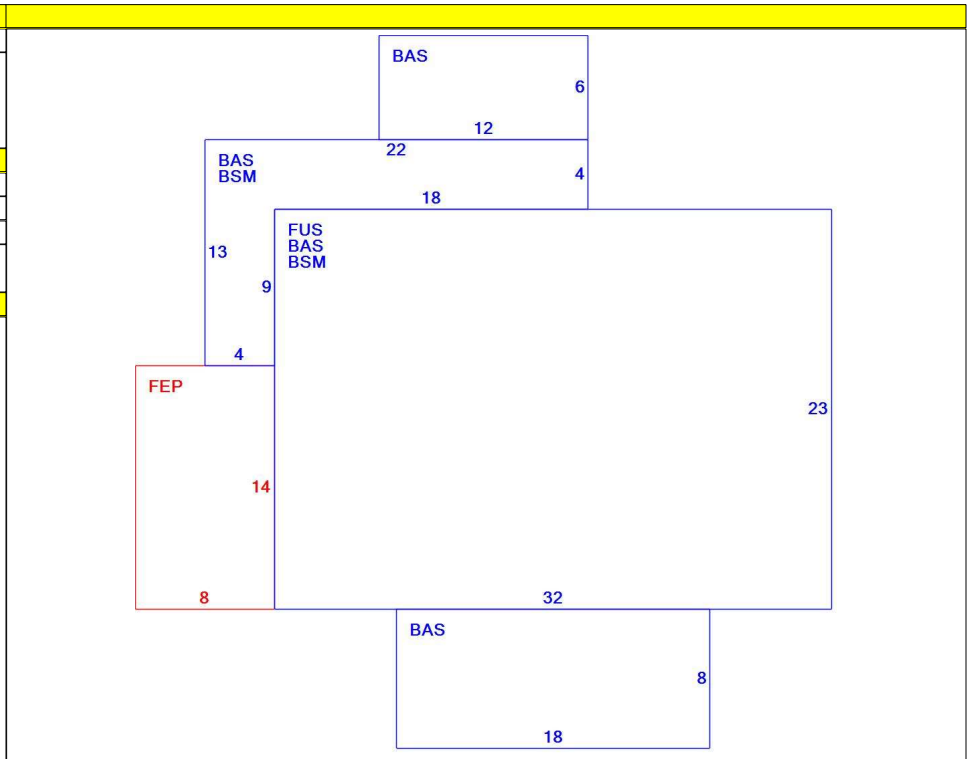
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	387,000
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	13,100
Appraised Land Value (Bldg)	356,300
Special Land Value	0
Total Appraised Parcel Value	756,400
Valuation Method	C
Total Appraised Parcel Value	756,400

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
2017-158	08-04-2017	MN	Maintenance	8,900	06-30-2018	100		REROOF	11-03-2020	SJT	10		20	Field Review
13686	06-09-1995	AD	Addition	15,000	05-31-1996	100		8X15 2ND STY DORMER	04-12-2013	VGS			20	Field Review
									01-11-2005	KP		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	0050	1.000		1.0000	8.75	350,000
1	1010	Single Family	RC	Residual	0.180 AC	35,000.00	1.00000	5	1.00	0050	1.000		1.0000	0.80	6,300
Total Card Land Units					1.10 AC	Parcel Total Land Area					1.10	Total Land Value			356,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	860	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			524,202
Interior Floor 2			Net Other Adj		20,800
Heat Fuel	03	Gas	Replace Cost		545,003
Heat Type	05	Hot Water	Year Built		1900
AC Type	01	None	Effective Year Built		1992
Bedrooms	3		Depreciation Code		G
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	6		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		71
Gas Fireplaces	0		Cns Sect Rcnld		387,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	03	Stone	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	860		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	360	52.00	1985	A	70	C	1.00	13,100

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,076	1,076	1,076	255.58	275,008
BSM	Basement	0	860	172	51.12	43,960
FEP	Finished Enclosed Porch	0	112	67	152.89	17,124
FUS	Finished Upper Story	736	736	736	255.58	188,110
Ttl Gross Liv / Lease Area		1,812	2,784	2,051		524,202

