

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
CATANZARITI LUIGI		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed		
MISCENICH-CATANZARITI RACHEL		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	448,700	448,700		
482 BAY RD		SUPPLEMENTAL DATA					RES LAND	1010	473,600	473,600	905		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2336 Total Acres 1.008 Chapter Lan GIS ID F_872042_2830634					Cyclical 7 Exemption W District Res Exem Assoc Pid#					DUXBURY, MA	
							RESIDNTL	1010	2,300	2,300	VISION		
							Total		924,600	924,600			

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
CATANZARITI LUIGI		17054 0136	01-15-1999	Q	I	287,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
								2023	1010	346,100	2022	1010	318,400	2021	1010	291,500
									1010	508,300		1010	323,000		1010	311,600
									1010	1,500		1010	1,500		1010	1,500
								Total		855,900	Total		642,900	Total		604,600

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			
			Total				0.00					

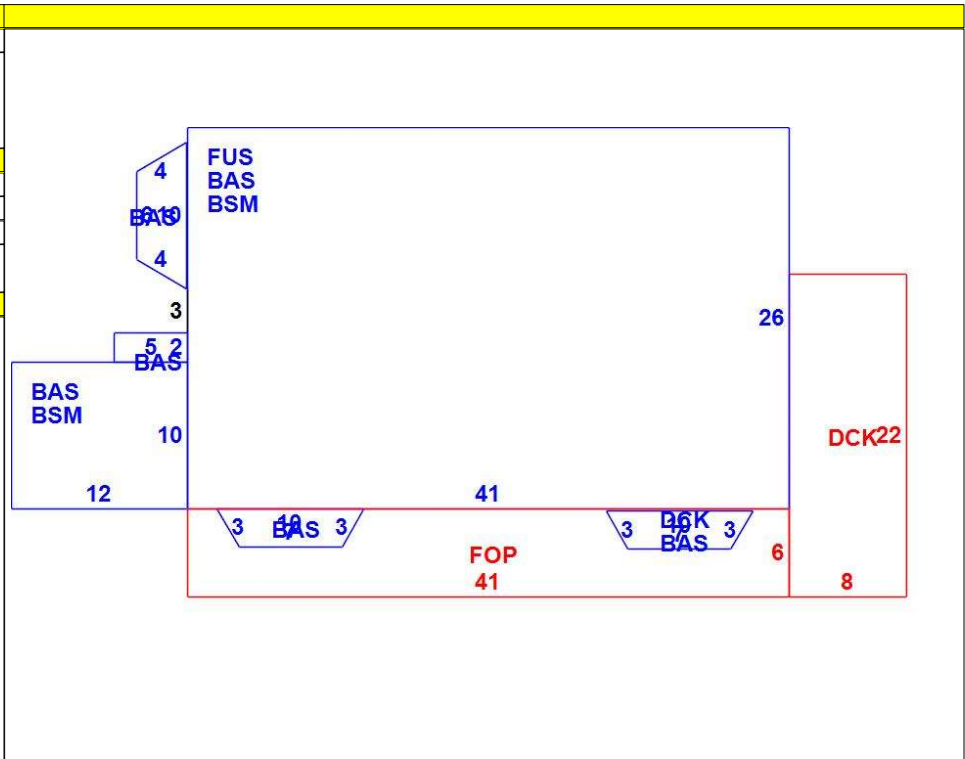
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			Batch

NOTES				
Total Appraised Parcel Value				924,600
Valuation Method				C
Total Appraised Parcel Value				924,600

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
2014-139	06-05-2014	RM	Remodel	39,000		100	06-07-2019	FINISH APPROX 850' OF BASE	12-17-2019	SJT	10		01	Measure - No Entry
47	04-17-2009	RM	Remodel	50,000		100		FINISH INT BP08-322	06-07-2019	SJT	5		30	Quality Control
322	11-14-2008	AD	Addition	108,000		100		SM AD,RSTAIR,P,DECK	04-12-2013	VGS			20	Field Review
220	07-14-2008	MS	Miscellaneous	42,000		100		INSTALL NEW FOUNDATI	05-21-2008	BSB		1	00	Measure & Listed
204	07-01-2008	MS	Miscellaneous	3,300		100		8X8 UTIL BLDG						

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	0.090 AC	35,000.00	1.00000	5	1.00	0060	1.341		1.0000	1.07	4,200
Total Card Land Units					1.01 AC	Parcel Total Land Area					1.01	Total Land Value			473,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1206	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.6				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		573,801
Interior Floor 2			Replace Cost		58,145
Heat Fuel	03	Gas	Year Built		1900
Heat Type	04	Forced Air-Duc	Effective Year Built		1992
AC Type	03	Central	Depreciation Code		G
Bedrooms	3		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		29
Extra Fixtures	2		Functional Obsol		
Total Rooms	9		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		71
Extra Openings	0		Cns Sect Rcnld		448,700
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	800		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1206		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	96	21.00	1980	A	70	C	1.00	1,400
SHD1	Shed	L	64	21.00	1980	A	70	C	1.00	900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,268	1,268	1,268	218.34	276,856
BSM	Basement	0	1,186	237	43.63	51,747
DCK	Deck	0	198	20	22.05	4,367
FOP	Open Porch	0	246	37	32.84	8,079
FUS	Finished Upper Story	1,066	1,066	1,066	218.34	232,752
Ttl Gross Liv / Lease Area		2,334	3,964	2,628		573,801

