

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
BOAK JEFFREY & ELIZABETH P TT ELIZABETH & JEFFREY BOAK FAMIL 376 BAY RD  DUXBURY MA 02332		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	975,600	975,600
		SUPPLEMENTAL DATA		Cyclical Exemption W		7		RES LAND	1010	421,600	421,600
		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3778 Total Acres .51 Chapter Lan GIS ID F_873420_2831493		District Res Exem				RESIDNTL	1010	12,300	12,300
				Assoc Pid#				Total		1,409,500	1,409,500

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
BOAK JEFFREY & ELIZABETH P TT		49300 0238	12-14-2017	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
BOAK JEFFREY L		46122 0237	10-05-2015	Q	I	879,000	00	2023	1010	738,800	2022	1010	682,300
RITTUCCI JOHN G AND SUZANNE A TT		44100 0075	02-25-2014	U	I	1	1A		1010	452,100		1010	291,400
RITUCCI JOHN G & RITUCCI SUZANNE		28776 0002	07-30-2004	Q	I	792,000	00		1010	8,900		1010	1,200
SHORELINE HOME BUILDERS INC		25104 0144	05-12-2003	U	V	285,000	1P	Total		1,199,800	Total		974,900
								Total		847,300	Total		847,300

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

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	975,600		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	12,300		
Appraised Land Value (Bldg)	421,600		
Special Land Value	0		
Total Appraised Parcel Value	1,409,500		
Valuation Method	C		
Total Appraised Parcel Value	1,409,500		

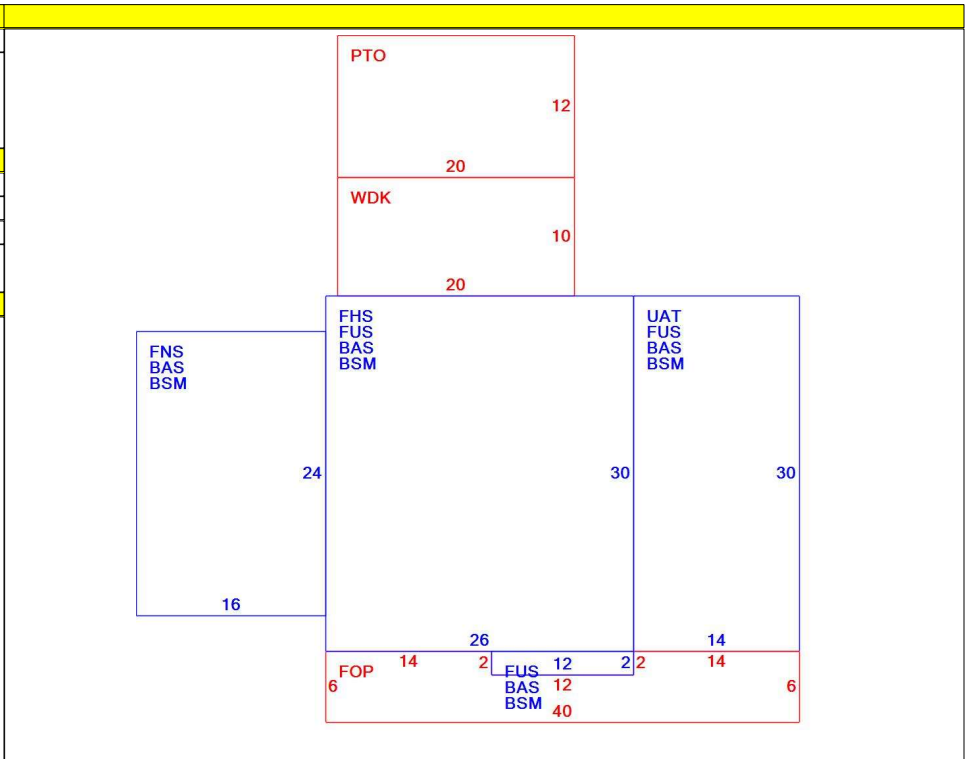
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

NOTES									

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
281	06-02-2003	NC	New Construct	265,000	05-21-2004	100		SINGLE FAM DWELLING	06-28-2016	SJD	9	1	06	Inspection Only
									05-06-2016	SJD	9		01	Measure - No Entry
									04-12-2013	VGS			20	Field Review
									01-14-2004	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	22,216 SF	14.15	1.00000	5	1.00	0060	1.341		1.0000	18.98	421,600
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value		421,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1608	
Model	01	Residential	Bsmt Type	04	
Grade	09	Custom	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	Net Other Adj		1,033,718
Interior Floor 2	14	Carpet	Replace Cost		38,380
Heat Fuel	03	Gas	Year Built		1,072,099
Heat Type	05	Hot Water	Effective Year Built		2003
AC Type	03	Central	Depreciation Code		2012
Bedrooms	4		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	0		Depreciation %		9
Extra Fixtures	4		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	0		Percent Good		91
Extra Openings	0		Cns Sect Rcnld		975,600
Gas Fireplaces	2		Dep % Ovr		
Sq Ft Fin Bsmt	0		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	1608		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	120	21.00	2010	A	70	C	1.00	1,800
GNR	GENERATOR	L	1	12400.00	2022	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,608	1,608	1,608	257.34	413,796
BSM	Basement	0	1,608	322	51.53	82,862
FHS	Finished Half Story	390	780	390	128.67	100,361
FNS	Finished 90% Story	346	384	346	231.87	89,038
FOP	Open Porch	0	216	32	38.12	8,235
FUS	Finished Upper Story	1,224	1,224	1,224	257.34	314,979
PTO	Patio	0	240	12	12.87	3,088
UAT	Unfinished Attic	0	420	63	38.60	16,212
WDK	Deck	0	200	20	25.73	5,147
Ttl Gross Liv / Lease Area		3,568	6,680	4,017		1,033,718

