

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MUTASCIO STEVEN T		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
GEDDIS-MUTASCIO ELIZABETH A		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	269,700	269,700	
28 WADSWORTH RD		SUPPLEMENTAL DATA			0	Medium	RES LAND	1010	425,800	425,800		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1335 Total Acres .183 Chapter Lan GIS ID F_874011_2832412			Cyclical 7 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	14,400	14,400	
									Total	709,900	709,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MUTASCIO STEVEN T	56050	237	11-22-2021	U	I	599,999	1	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
LAFLEUR MARY ANN L/E	19738	0098	04-27-2001	U	I	100	1F	2023	1010	294,200	2022	1010	154,500	2021	1010	152,900
LAFLEUR WILLIAM	12867	0184	05-10-1994	U	I	1	1A		1010	440,500		1010	250,700		1010	283,300
LAFLEUR MARY A	2998	0404	01-28-1963	U	I	0	1		1010	10,300						
									Total	745,000	Total	405,200	Total	436,200		

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)	269,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,400
Appraised Land Value (Bldg)	425,800
Special Land Value	0
Total Appraised Parcel Value	709,900
Valuation Method	C
Total Appraised Parcel Value	709,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0060			

NOTES											
LAND CONDITION FACTOR DUE TO SOLE USE OF BARBARA ROAD WITH SHEDS ON IT											

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-22-21	02-07-2022	MS	Miscellaneous	9,000		100	02-07-2022	HOT TUB	04-11-2022	SJD	9		01	Measure - No Entry
QPO-22-5	01-12-2022	MN	Maintenance	4,790		100	01-12-2022	AIR SEALING/INSTLL EXT DOO	04-12-2013	VGS			20	Field Review
2015-345	10-14-2015	RM	Remodel	22,000		100		MOVE BASEMENT STAIR LOCA	04-07-2008	BSB		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	8,000	SF	31.25	1.00000	5	1.27	0060	1.341	CHAPTER 59 SEC 11 - SOLE	1.0000	53.23	425,800
Total Card Land Units					0.18	AC	Parcel Total Land Area					0.18	Total Land Value			425,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	1335	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		310,701
Heat Type	04	Forced Air-Duc	Replace Cost		10,400
AC Type	03	Central	Year Built		321,101
Bedrooms	3		Effective Year Built		1954
Full Baths	1		Depreciation Code		2005
Half Baths	0		Remodel Rating		E
Extra Fixtures	0		Year Remodeled		
Total Rooms	5		Depreciation %		16
Bath Style	03	Modern	Functional Obsol		
Kitchen Style	03	Modern	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		84
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		269,700
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1335		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
SHD1	Shed	L	96	21.00	2022	E	100	C	1.00	2,000
GNR	GENERATOR	L	1	12400.00	2022	E	100	C	1.00	12,400

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,335	1,335	1,335	189.68	253,227
BSM	Basement	0	1,335	267	37.94	50,645
DCK	Deck	0	128	13	19.26	2,466
PTO	Patio	0	460	23	9.48	4,363
Ttl Gross Liv / Lease Area		1,335	3,258	1,638		310,701

