

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
REPETTO ELEANOR J TT		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
ELEANOR J REPETTO LIVING TRUS		0	No Sewer	0	Paved	0	Average	RESIDENTL	1010	343,300	343,300	
50 ARROWHEAD RD		SUPPLEMENTAL DATA					RES LAND	1010	419,400		419,400	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1974 Total Acres .5 Chapter Lan		Cyclical Exemption W District Res Exem		7						905 DUXBURY, MA VISION
GIS ID F_873730_2833503		Assoc Pid#				Total 762,700 762,700						

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
REPETTO ELEANOR J TT		57501 258	12-13-2022	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
REPETTO ELEANOR J		37656 0233	08-27-2009	U	I	100	1A	2023	1010	256,000	2022	1010	213,300	2021	1010	212,900
REPETTO ELEANOR J		37656 0230	08-27-2009	U	I	100	1A		1010	449,700		1010	290,700		1010	270,700
PROVENZANO MATTHEW W, DAVID A &		37656 0228	08-27-2009	U	I	100	1A	Total 705,700 Total 504,000 Total 483,600								

EXEMPTIONS				OTHER ASSESSMENTS			
Year	Code	Description	Amount	Code	Description	Number	Amount
Total			0.00				

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0060				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										343,300	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										0	
Appraised Land Value (Bldg)										419,400	
Special Land Value										0	
Total Appraised Parcel Value										762,700	
Valuation Method										C	
Total Appraised Parcel Value										762,700	

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
2016-14	02-01-2016	MN	Maintenance	8,340		100		STRIP & REROOF 17 SQUARE		11-24-2021	SJT	10		21	Field Review + GIS
										04-12-2013	VGS			20	Field Review
										05-01-2008	BSB			01	Measure - No Entry

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	21,644 SF	14.45	1.00000	5	1.00	0060	1.341		1.0000	19.38	419,400	
Total Card Land Units					0.50 AC	Parcel Total Land Area					0.50	Total Land Value				419,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1218	
Model	01	Residential	Bsmt Type	00	
Grade	05	Ave/Good	Unfin Area	0.00	N/A
Stories	1.75				
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		478,558
Heat Type	04	Forced Air-Duc	Replace Cost		18,980
AC Type	01	None	Year Built		497,538
Bedrooms	3		Effective Year Built		1950
Full Baths	2		Depreciation Code		1990
Half Baths	0		Remodel Rating		A
Extra Fixtures	1		Year Remodeled		
Total Rooms	6		Depreciation %		31
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		69
Sq Ft Fin Bsmt	0		Cns Sect Rcnld		343,300
FBM Quality			Dep % Ovr		
Foundation	05	Conc Block	Dep Ovr Comment		
Bsmt Garage	1		Misc Imp Ovr		
Bsmt Area	1218		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,218	1,218	1,218	215.76	262,797
BSM	Basement	0	1,218	244	43.22	52,646
TQS	Three Quarter Story	756	1,008	756	161.82	163,115
Ttl Gross Liv / Lease Area		1,974	3,444	2,218		478,558

BAS BSM	15	TQS BAS BSM	28

