

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT										
MARINACCIO JANICE M AND LEONA MARINACCIO TRUST 48 BAY FARM RD DUXBURY MA 02332		0	Water	0	Private	0	Average	Description RESIDNTL	Code 1020	Appraised 677,900	Assessed 677,900	905 DUXBURY, MA VISION				
		0	No Sewer	0	Paved	0	Average									
		SUPPLEMENTAL DATA														
Alt Prcl ID 082/160.0-0272-0130. Cyclical Exemption 6																
Scnd Hom																
Tax Class T																
Tot Fin Are 2282																
Total Acres																
Chapter La																
GIS ID F_867687_2829936																
Assoc Pid#																
Total						677,900	677,900									
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARINACCIO JANICE M AND LEONARD TT		50916 0195	03-20-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed
MARINACCIO LEONARD		46334 0145	12-01-2015	Q	I	440,000	00	2023	1020	565,400	2022	1020	480,600	2021	1020	462,200
CHANDLER HOWARD P		38424 0314	04-15-2010	U	I	1	1F									
CHANDLER HOWARD P		38377 0106	03-31-2010	U	I	1	1F									
Total							565,400	Total	480,600	Total	462,200					
EXEMPTIONS			OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor									
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int								
Total		0.00														
ASSESSING NEIGHBORHOOD																
Nbhd		Nbhd Name		B		Tracing		Batch								
0001																
NOTES																
BUILDING PERMIT RECORD																
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result		
									02-09-2016	JLF	0	1	00	Measure & Listed		
									06-28-2013	SJD	3		30	Quality Control		
									06-06-1997	KP		7	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	1020	Condo			0.000 AC	0.00	1.00000	0	1.00	0000	1.000		0.0000	0	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.00	Total Land Value				0

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	55	Condominium	AMENITY 1	3	Patio
Model	05	Res Condo	Amenity 2		
Grade	06	Good	Amenity 3		
Stories	2				
Occupancy			CONDO DATA		
Interior Wall 1	05	Drywall	Parcel Id	8007	C 8007
Interior Wall 2				Bay Farm Gr TH	B 1 S 1
Interior Floor 1	14	Carpet	Adjust Type	Code	Description
Interior Floor 2			Condo Flr	B2TG	2 Bedroom TG
Heat Fuel	03	Gas	Condo Unit	1A	1A
Heat Type	04	Forced Air-Duc			Factor%
AC Type	03	Central			109
CNS Bedrooms	2		COST / MARKET VALUATION		
Full Baths	3		Net Other Adj		760,807
Half Baths	1		Replace Cost		46,200
Extra Fixtures	1		Year Built		807,031
Total Rooms	5		Effective Year Built		1996
Bath Style	02	Average	Depreciation Code		2005
Kitchen Style	02	Average	Remodel Rating		A
Kitchen Type	4	Full Eat-In	Year Remodeled		
Kitchen Func	3		Depreciation %		16
Parking Class	3	Deeded	Functional Obsol		
SF Basement	1043		External Obsol		
Bsmt Garage	0		Trend Factor		1.000
Fireplaces	0		Condition		
Part Bedroom	0		Condition %		
FBM Quality	05	Living Area	Percent Good		84
SF Fin Bsmt	600		Cns Sect Rcnld		677,900
Extra Openings	0		Dep % Ovr		
Gas Fireplace	2		Dep Ovr Comment		
Parking			Misc Imp Ovr		
AMENITY 1	3	Patio	Misc Imp Ovr Comment		
Amenity 2			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

FUS (1,099 sf)
BAS (1,186 sf)
BSM (1,043 sf)
WDK (160 sf)
FGR (461 sf)

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	1,186	1,186	1,186	282.41	334,936	
BSM	Basement	0	1,043	209	56.59	59,023	
FGR	Garage	0	461	184	112.72	51,963	
FUS	Finished Upper Story	1,099	1,099	1,099	282.41	310,366	
WDK	Deck	0	160	16	28.24	4,519	
Ttl Gross Liv / Lease Area		2,285	3,949	2,694		760,807	

