

CURRENT OWNER			TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
LAVIOLETTE NORMAN H  21 GLASS TER  DUXBURY MA 02332			0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
			0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,026,800	1,026,800	
					0	Medium			RES LAND	1010	737,100	737,100	
<b>SUPPLEMENTAL DATA</b>							RESIDNTL	1010	1,600	1,600			
Alt Prcl ID			Cyclical			7							
Scnd Home			Exemption										
Tax Class T			W										
Tot Fin Area 4680			District										
Total Acres 1.028			Res Exem										
Chapter Lan			Assoc Pid#										
GIS ID F_869449_2830411													
									Total	1,765,500	1,765,500		

RECORD OF OWNERSHIP			BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)												
LAVIOLETTE NORMAN H	47322	0186	08-15-2016	Q	I	995,000	00	Year	Code	Assessed	Year	Code	Assessed V	Year	Code	Assessed					
PLUNKETT KEVIN K & DONNA T	43452	0244	08-06-2013	U	I	750,000	1I	2023	1010	789,200	2022	1010	725,000	2021	1010	605,700					
IRVING WILLIAM & SUSAN	30639	0059	06-01-2005	Q	I	1,100,000	00		1010	684,400		1010	483,800		1010	440,800					
FARREN PAUL V	15046	0118	03-24-1997	U	I	585,000	1P		1010	1,000		1010	1,000		1010	1,000					
RHB DEVELOPMENT INC	13973	0135	11-21-1995	Q	V	150,000	00	Total									1,474,600	Total	1,209,800	Total	1,047,500

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						APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch							
0053					Appraised Bldg. Value (Card)						1,026,800
					Appraised Xf (B) Value (Bldg)						0
					Appraised Ob (B) Value (Bldg)						1,600
					Appraised Land Value (Bldg)						737,100
					Special Land Value						0
					Total Appraised Parcel Value						1,765,500
					Valuation Method						C
					Total Appraised Parcel Value						1,765,500

NOTES										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result	
2014-23	10-29-2014	BP	Bldg Permit	3,800		100		8' X 11' UTILITY BLDG	12-10-2019	SJT	2		30	Quality Control	
2013-196	08-13-2013	RM	Remodel	50,000	06-09-2014	100		RM EXISTING 2ND FLR BATHR	06-09-2014	JLF	5	1	00	Measure & Listed	
14232	09-30-1996	NC	New Construct	230,000	04-24-1997	100		24X24 2 STRY/GAR/PRC	08-08-2013	SJD	9	1	06	Inspection Only	
									04-12-2013	VGS			20	Field Review	
									01-17-2013	SJD	0	3	00	Measure & Listed	
									01-07-2006	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	40,000	SF	8.75	1.00000	5	1.00	0053	2.083		1.0001	18.23	729,100
1	1010	Single Family	RC	Residual	0.110	AC	35,000.00	1.00000	5	1.00	0053	2.083		1.0000	1.67	8,000
Total Card Land Units					1.03	AC	Parcel Total Land Area					1.03	Total Land Value			737,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1946	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		1,048,722
Interior Floor 2	14	Carpet	Replace Cost		92,160
Heat Fuel	03	Gas	Year Built		1,140,882
Heat Type	05	Hot Water	Effective Year Built		1996
AC Type	03	Central	Depreciation Code		2011
Bedrooms	5		Remodel Rating		E
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		10
Extra Fixtures	2		Functional Obsol		
Total Rooms	11		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		90
Extra Openings	0		Cns Sect Rcnld		1,026,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	1500		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1946		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	88	21.00	2014	G	85	C	1.00	1,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,947	1,947	1,947	208.78	406,502
BSM	Basement	0	1,716	343	41.73	71,613
CTH	Cathedral Ceiling	0	280	28	20.88	5,846
DCK	Deck	0	639	64	20.91	13,362
FGR	Garage	0	576	230	83.37	48,020
FOP	Open Porch	0	308	46	31.18	9,604
FUS	Finished Upper Story	2,192	2,192	2,192	208.78	457,655
TQS	Three Quarter Story	173	231	173	156.36	36,120
Ttl Gross Liv / Lease Area		4,312	7,889	5,023		1,048,722

