

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
SANMARCO MARK			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
SANMARCO ELIZABETH			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,047,500	1,047,500	
48 GRAND VIEW AVE		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	2,915,300	2,915,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4288 Total Acres 1.558 Chapter Lan GIS ID F_871923_2829511			Cyclical Exemption W W District Res Exem Assoc Pid#	RESIDNTL	1010	116,000	116,000	
						Total		4,078,800	4,078,800	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
SANMARCO MARK		38372 0298	03-20-2010	U	I	1,100,000	1	Year	Code	Assessed	Year	Code	Assessed	
KWIATKOWSKI FRANCIS P JR		15461 0263	09-08-1997	Q	I	650,000	00	2023	1010	843,800	2022	1010	791,200	
PLYMOUTH SAVINGS BANK		14995 0212	02-27-1997	U	I	550,000	1		1010	2,372,200		1010	1,829,100	
									1010	82,800		1010	82,800	
						Total		3,298,800	Total		2,703,100	Total		2,297,200

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			1,047,500
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			116,000
Appraised Land Value (Bldg)			2,915,300
Special Land Value			0
Total Appraised Parcel Value			4,078,800
Valuation Method			C
Total Appraised Parcel Value			4,078,800

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
2018-349	09-13-2018	BP	Bldg Permit	16,740	07-30-2019	100		CONSTRUCT PIER WITH WALK	07-30-2019	SJT	5		30	Quality Control
2013-44	03-13-2013	NC	New Construct	60,000	07-25-2013	100		DEMO/REBUILD 20X30 BOAT H	06-09-2014	JLF	5		30	Quality Control
195	09-14-2010	AD	Addition	169,000		100	03-13-2013	18X24 SNRM,10X18D,2B OP	07-25-2013	BH			01	Measure - No Entry
10625	10-09-1987	AD	Addition	2,500	01-01-1990	100		PATIO & DECK	04-12-2013	VGS			20	Field Review
10400	05-22-1987	AD	Addition	18,000	01-01-1990	100		SP3 GUNITE	05-22-2012	KP	5		09	Total Refusal
									10-03-2011	KP		4	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	40,000 SF	8.75	1.00000	5	1.00	0080	1.503		W550	5.5000	72.34	2,893,600	
1	1010	Single Family	RC	Residual	0.400 AC	35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	21,000	
1	1010	Single Family	WP	Undevelop	0.240 AC	2,000.00	1.00000	0	1.00	0080	1.503			1.0000	0.07	700	
Total Card Land Units					1.56 AC	Parcel Total Land Area					1.56	Total Land Value					2,915,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	2036	
Model	01	Residential	Bsmt Type	03	
Grade	08	Excellent	Unfin Area	0.00	Partial
Stories	1.95				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			1,095,203
Interior Floor 2			Net Other Adj		108,850
Heat Fuel	02	Oil	Replace Cost		1,204,053
Heat Type	05	Hot Water	Year Built		1980
AC Type	03	Central	Effective Year Built		2008
Bedrooms	4		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	4		Depreciation %		13
Total Rooms	8		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	0		Percent Good		87
Gas Fireplaces	0		Cns Sect Rcnd		1,047,500
Sq Ft Fin Bsmt	1500		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2036		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
WDK	Deck	L	800	21.00	2000	A	70	C	1.00	11,800
BOAT	Boat House	L	600	80.00	2012	A	70	C	1.00	33,600
SPL2	Ing Pool-Good	L	800	89.00	1985	A	70	C	1.00	49,800
SHD1	Shed	L	144	21.00	2000	A	70	C	1.00	2,100
DCK	Dock	L	593	45.00	2019	A	70	C	1.00	18,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,145	2,145	2,145	220.76	473,536
BSM	Basement	0	2,036	407	44.13	89,850
FGR	Garage	0	629	252	88.45	55,632
FNS	Finished 90% Story	1,898	2,109	1,898	198.68	419,007
FUS	Finished Upper Story	162	162	162	220.76	35,764
PTO	Patio	0	872	44	11.14	9,714
WDK	Deck	0	534	53	21.91	11,700
Ttl Gross Liv / Lease Area		4,205	8,487	4,961		1,095,203

