

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
SPERANZINI HENRY J TT (1/2)		0	Water	0	Cul-De-Sac	0	Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA  <b>VISION</b>
SPERANZINI JANE M TT (1/2)		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	875,300	875,300	
46 SEABURY POINT RD		<b>SUPPLEMENTAL DATA</b>					RES LAND	1010	790,300	790,300		
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4100 Total Acres .938 Chapter Lan GIS ID F_872223_2829785					RESIDNTL	1010	1,200	1,200		
		Cyclical Exemption W District Res Exem Assc Pid#					Total		1,666,800	1,666,800		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
SPERANZINI HENRY J TT (1/2)		47558 0062	10-04-2016	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
SPERANZINI HENRY J		16452 0306	07-30-1998	Q	I	389,000	00	2023	1010	672,300	2022	1010	614,800	2021	1010	512,700
TREAT ROBERT T		14316 0148	04-26-1996	Q	I	285,000	00		1010	939,900		1010	724,600		1010	606,200
									1010	800		1010	800		1010	800
		Total						Total		1,613,000	Total		1,340,200	Total		1,119,700

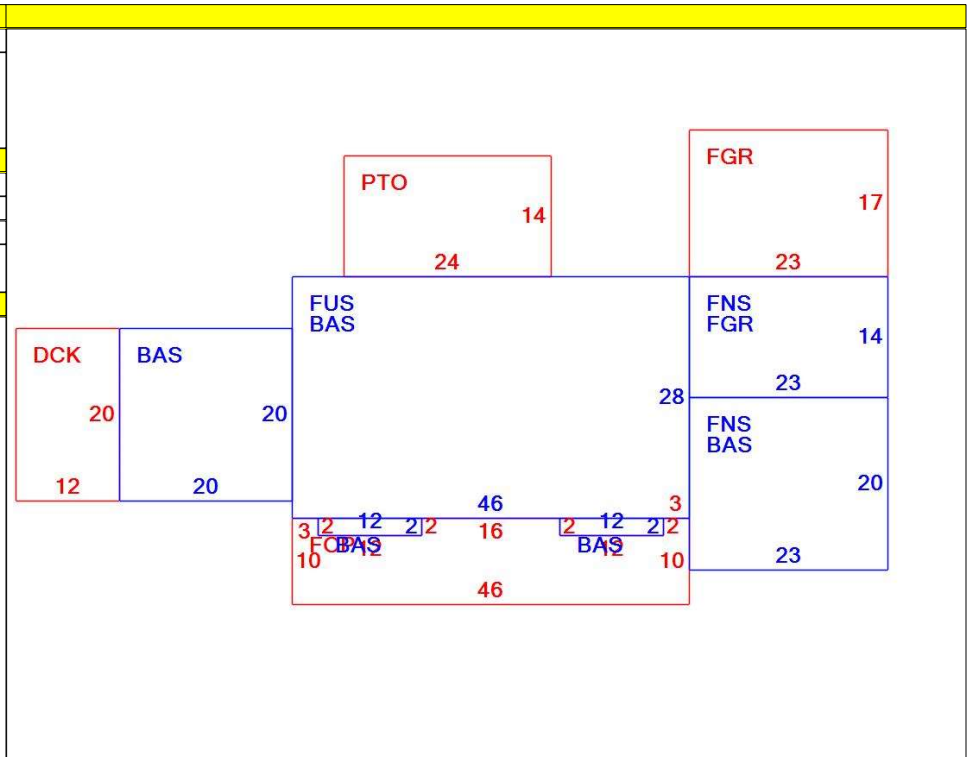
EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
Total			0.00					Appraised Bldg. Value (Card) 875,300				
								Appraised Xf (B) Value (Bldg) 0				
								Appraised Ob (B) Value (Bldg) 1,200				
								Appraised Land Value (Bldg) 790,300				
								Special Land Value 0				
								Total Appraised Parcel Value 1,666,800				
								Valuation Method C				
								Total Appraised Parcel Value 1,666,800				

ASSESSING NEIGHBORHOOD		NOTES	
Nbhd	Nbhd Name	B	Tracing
0080			

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
2015-54	03-04-2015	RM	Remodel	120,000	05-26-2016	100		REMODEL KITCHEN, MASTER		08-15-2017	JLF	7	1	00	Measure & Listed
168	05-11-2006	MS	Miscellaneous	3,500	09-26-2006	100		5X9.3' ENTR PORTICO		05-26-2016	JLF	5		01	Measure - No Entry
19990083	03-11-1999	AD	Addition	75,000	05-24-2000	100		FAMRM+ADTN TO FLR#1+		05-14-2015	JLF	5	1	00	Measure & Listed
15336	02-18-1999	DM	Demolish	4,500	05-24-2000	100		DM DCK+GRNHS+ROOF		04-12-2013	VGS			20	Field Review
14362	01-29-1997	RM	Remodel	12,000	05-12-1998	100		KITCHEN & 1/2BATHRM		09-26-2006	KP		1	00	Measure & Listed

LAND LINE VALUATION SECTION													Notes			Location Adjustment		Adj Unit P	Land Value
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj								
1	1010	Single Family	RC	Primary	40,000	SF 8.75	1.00000	5	1.00	0080	1.503				V150	1.5000	19.73	789,200	
1	1010	Single Family	RC	Residual	0.020	AC 35,000.00	1.00000	5	1.00	0080	1.503				1.0000	1.26		1,100	
Total Card Land Units					0.94	AC	Parcel Total Land Area					0.94	Total Land Value			790,300			

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	0	
Model	01	Residential	Bsmt Type	02	
Grade	07	Very Good	Unfin Area	0.00	Crawl
Stories	2				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle	<b>CONDO DATA</b>		
Exterior Wall 2			Parcel Id		C
Roof Structure	03	Gable			B
Roof Cover	03	Asphalt			S
Interior Wall 1	05	Drywall	Adjust Type	Code	Description
Interior Wall 2					Factor%
Interior Floor 1	12	Hardwood	Condo Flr		
Interior Floor 2			Condo Unit		
Heat Fuel	03	Gas	<b>COST / MARKET VALUATION</b>		
Heat Type	04	Forced Air-Duc	Net Other Adj		928,818
AC Type	01	None	Replace Cost		43,760
Bedrooms	4		Year Built		972,578
Full Baths	2		Effective Year Built		1999
Half Baths	2		Depreciation Code		2011
Extra Fixtures	1		Remodel Rating		E
Total Rooms	8		Year Remodeled		10
Bath Style	02	Average	Depreciation %		
Kitchen Style	02	Average	Functional Obsol		
Extra Kitchens	0		External Obsol		
Fireplaces	0		Trend Factor		1.000
Extra Openings	0		Condition		
Gas Fireplaces	0		Condition %		
Sq Ft Fin Bsmt	462		Percent Good		90
FBM Quality	03	Average	Cns Sect Rcnd		875,300
Foundation	06	Poured Conc	Dep % Ovr		
Bsmt Garage	0		Dep Ovr Comment		
Bsmt Area	0		Misc Imp Ovr		
			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	80	21.00	2013	A	70	C	1.00	1,200

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,196	2,196	2,196	202.98	445,735
DCK	Deck	0	240	24	20.30	4,871
FGR	Garage	0	713	285	81.13	57,848
FNS	Finished 90% Story	704	782	704	182.73	142,895
FOP	Open Porch	0	412	62	30.54	12,585
FUS	Finished Upper Story	1,288	1,288	1,288	202.98	261,433
PTO	Patio	0	336	17	10.27	3,451
Ttl Gross Liv / Lease Area		4,188	5,967	4,576		928,818

