

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
VANCINI KENNETH			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
VANCINI CAROLYN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	64,100	64,100
47 THOMAS NEWTON DR				0 Medium		RES LAND	1010	671,500	671,500
SUPPLEMENTAL DATA									
WESTBOROUG MA 01581	Alt Prcl ID	Scnd Home	500659	Cyclical Exemption	7				
	Tax Class	T		W	W				
	Tot Fin Area	594		District					
	Total Acres	.43		Res Exem					
	Chapter Lan								
	GIS ID	F_873410_2830359		Assoc Pid#					
							Total	735,600	735,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
VANCINI KENNETH		46875 0205	05-02-2016	U	I	335,000	1A	Year	Code	Assessed	Year	Code	Assessed
VANCINI ARTHUR J		33095 0088	07-27-2006	U	I	1	1A	2023	1010	69,000	2022	1010	61,100
									1010	758,700		1010	583,700
								Total		827,700	Total		644,800
								Total			Total		527,500

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	64,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	0
Appraised Land Value (Bldg)	671,500
Special Land Value	0
Total Appraised Parcel Value	735,600
Valuation Method	C
Total Appraised Parcel Value	735,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Batch
0080			

NOTES									

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
2016-206	10-17-2016	MS	Miscellaneous	2,743		100		INSTALL 60' OF FIBERGLASS I CONSTRUCT AN 8 X 12 SHED REPLACE EXISTING DECK DA INST PART NEW BATH	12-14-2016	SJD	9		12	Property Estimated - No Ac
2015-29	12-30-2015	MN	Maintenance	3,800		100			04-12-2013	VGS			20	Field Review
2015-241	08-10-2015	MN	Maintenance	3,000		100			03-04-2013	AO	6	6	30	Quality Control
13227	06-01-1994	RM	Remodel	400		100			03-01-2008	BSB		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	6,543 SF	36.37	1.00000	5	1.00	0080	1.503	ECO FOR HIGH TIDES	W250,E75	1.8750	102.51	670,700
1	1010	Single Family	RC	Undevelop	0.280 AC	2,000.00	1.00000	0	1.00	0080	1.503					
Total Card Land Units					0.43 AC	Parcel Total Land Area					0.43	Total Land Value				671,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	0	
Model	01	Residential	Bsmt Type	00	
Grade	02	Below Average	Unfin Area	0.00	N/A
Stories	1				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			90,758
Interior Floor 2			Net Other Adj		4,930
Heat Fuel	01	Wood/Coal/None	Replace Cost		95,688
Heat Type	01	None	Year Built		1933
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	1		Depreciation %		33
Total Rooms	5		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		64,100
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	0		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p>FEP</p> <p style="text-align:right">22</p> <p>BAS</p> <p style="text-align:right">22</p>	<p>DCK</p> <p style="text-align:right">7</p> <p style="text-align:right">34</p> <p style="text-align:right">27</p> <p style="text-align:right">12</p>
---	---

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	594	594	594	124.84	74,155	
DCK	Deck	0	408	41	12.55	5,118	
FEP	Finished Enclosed Porch	0	154	92	74.58	11,485	
Ttl Gross Liv / Lease Area		594	1,156	727		90,758	

