

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA		
CATTANEO THOMAS S SR & JAYNE CATTANEO FAMLY LIVING TRUST 401 BAY RD				0 Water 0 No Sewer		0 Arterial 0 Paved 0 Heavy		0 Average 0 Average		Description	Code	Appraised	Assessed			
										RESIDENTL	1010	125,200	125,200	<b>VISION</b>		
										RES LAND	1010	229,500	229,500			
SUPPLEMENTAL DATA																
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 760 Total Acres .07 Chapter Lan GIS ID F_873167_2831159				Cyclical 7 Exemption W District Res Exem Assoc Pid#												
										Total		354,700	354,700			
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)				
CATTANEO THOMAS S SR & JAYNE M T		49032	0138	10-11-2017		U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	
CATTANEO THOMAS S		38252	0222	02-18-2010		U	I	100	1A	2023	1010	128,600	2022	1010	113,400	
CATTANEO THOMAS S		25495	0206	06-19-2003		U	I	1	1F		1010	236,800		1010	164,100	
CATTANEO THOMAS S		14381	0269	05-23-1996		U	I	1	1F							
DOUGHERTY JAMES J JR		4071	0667	09-01-1993		Q	I	96,000	00							
										Total		365,400	Total	277,500	Total	287,800
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										<b>APPRAISED VALUE SUMMARY</b>						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card) 125,200						
0060										Appraised Xf (B) Value (Bldg) 0						
										Appraised Ob (B) Value (Bldg) 0						
										Appraised Land Value (Bldg) 229,500						
										Special Land Value 0						
										Total Appraised Parcel Value 354,700						
										Valuation Method C						
										Total Appraised Parcel Value 354,700						
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	
2017-201	09-25-2017	MN	Maintenance	9,437		100		REPLACE WINDOWS		11-03-2022	SJT	10		00	Measure & Listed	
2014-223	07-30-2014	MS	Miscellaneous	6,000		100		SOLAR ELECTRIC PANELS ( 9 )		07-31-2013	BH			01	Measure - No Entry	
45	04-12-2012	MN	Maintenance	10,000	07-31-2013	100		STRIP & REROOF RPL 1 WIND		04-12-2013	VGS			20	Field Review	
										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	3,049 SF	56.14	1.00000	5	1.00	0060	1.341	EC=SEPTIC PROBLEMS		1.0000	75.27	
Total Card Land Units					0.07	AC	Parcel Total Land Area					0.07	Total Land Value			229,500

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	760	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood			151,289
Interior Floor 2			Net Other Adj		22,600
Heat Fuel	02	Oil	Replace Cost		173,888
Heat Type	04	Forced Air-Duc	Year Built		1935
AC Type	03	Central	Effective Year Built		1993
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		28
Total Rooms	3		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		72
Gas Fireplaces	0		Cns Sect Rcnld		125,200
Sq Ft Fin Bsmt	640		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	760		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<p><b>BAS</b></p> <p><b>BSM</b></p> <p style="text-align: right;">38</p> <p style="text-align: right;">20</p>	<p style="text-align: right;">PTO</p> <p style="text-align: right;">46</p> <p style="text-align: right;">11</p>
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**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
SLR	Solar Panels	L	9	1050.00	2014	A	70	C	1.00	0

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	760	760	760	161.46	122,710
BSM	Basement	0	760	152	32.29	24,542
PTO	Patio	0	506	25	7.98	4,037
Ttl Gross Liv / Lease Area		760	2,026	937		151,289

