

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GUALTIERI LISA J			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed
110 SOULE AVE			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	75,700	75,700
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	274,000	274,000
Alt Prcl ID		Cyclical 7			RESIDNTL	1010	14,800	14,800	
Scnd Home		Exemption							
Tax Class T		W							
Tot Fin Area 855		District							
Total Acres .27		Res Exem							
Chapter Lan		Assoc Pid#							
GIS ID F_871908_2832362									
							Total	364,500	364,500

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
GUALTIERI LISA J		LCC 93248	05-01-1998	Q	I	120,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	95,600	2022	1010	83,400	
									1010	283,800		1010	203,800	
									1010	11,100		1010	11,100	
							Total	390,500		Total	328,300		Total	297,400

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

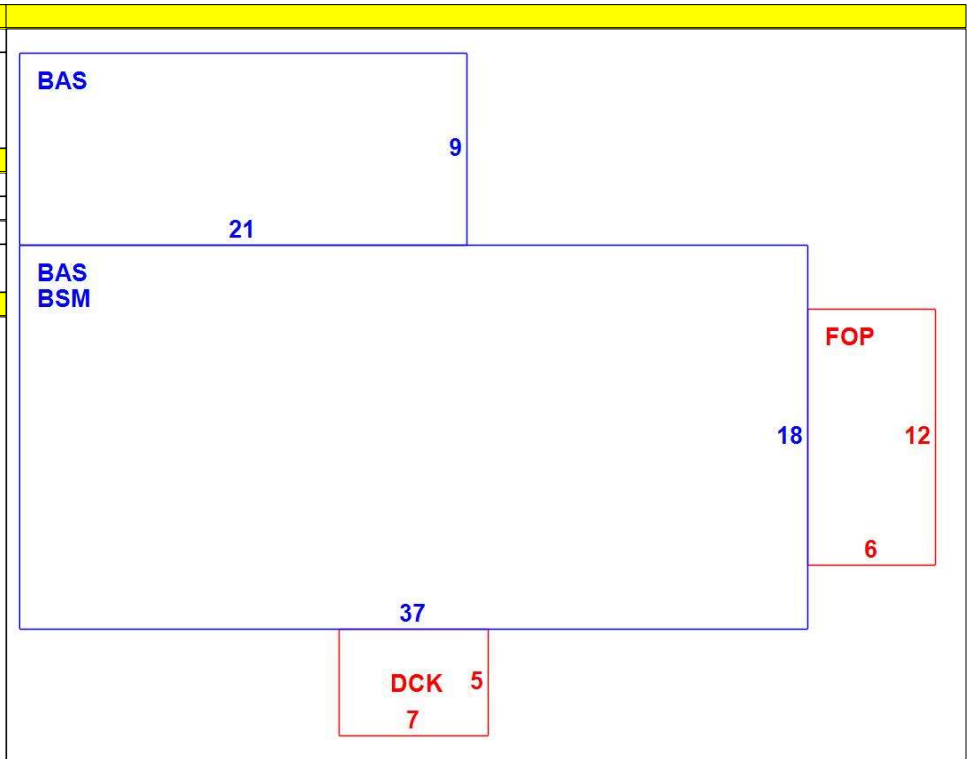
ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0050			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	75,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	14,800
Appraised Land Value (Bldg)	274,000
Special Land Value	0
Total Appraised Parcel Value	364,500
Valuation Method	C
Total Appraised Parcel Value	364,500

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
BPO-22-36	02-08-2022	MN	Maintenance	20,000	07-13-2023	100		GARAGE- NEW FRONT FNDAT	07-13-2023	SJT	5		00	Measure & Listed
									11-04-2020	SJT	10		20	Field Review
									04-12-2013	VGS			20	Field Review
									08-09-1999	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	11,761 SF	23.30	1.00000	5	1.00	0050	1.000		1.0000	23.30	274,000	
Total Card Land Units					0.27 AC	Parcel Total Land Area					0.27	Total Land Value				274,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	666	
Model	01	Residential	Bsmt Type	04	
Grade	02	Below Average	Unfin Area	0.00	Full
Stories	1				
Occupancy	1		CONDO DATA		
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			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			130,893
Interior Floor 2			Net Other Adj		6,800
Heat Fuel	02	Oil	Replace Cost		137,692
Heat Type	05	Hot Water	Year Built		1940
AC Type	01	None	Effective Year Built		1976
Bedrooms	2		Depreciation Code		F
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		45
Total Rooms	4		Functional Obsol		
Bath Style	01	Old Style	External Obsol		
Kitchen Style	01	Old Style	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		55
Gas Fireplaces	0		Cns Sect Rcnld		75,700
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	666		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
FGR1	Garage - 1 Sto	L	396	52.00	1975	A	70	C	1.00	14,400
PTO	Patio	L	323	15.00	2015	P	35	E	0.25	400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	855	855	855	130.50	111,578
BSM	Basement	0	666	133	26.06	17,357
DCK	Deck	0	35	4	14.91	522
FOP	Open Porch	0	72	11	19.94	1,436
Ttl Gross Liv / Lease Area		855	1,628	1,003		130,893

