

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MOITINHO NELI V			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
MOITINHO LAERTE N			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	417,600	417,600	
PO BOX 2539				0 Light		RES LAND	1010	419,600	419,600	
DUXBURY MA 02331		SUPPLEMENTAL DATA			RESIDNTL	1010	8,700	8,700		
Alt Prcl ID		Cyclical 7								
Scnd Home		Exemption								
Tax Class T		W								
Tot Fin Area 1680		District								
Total Acres .13		Res Exem								
Chapter Lan										
GIS ID F_871778_2832275		Assoc Pid#								
							Total	845,900	845,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MOITINHO NELI V		22003 0025	04-30-2002	U	I	227,000	1	Year	Code	Assessed	Year	Code	Assessed
LEONARD WILLIAM S		16343 0028	06-29-1998	Q	I	132,500	00	2023	1010	221,300	2022	1010	203,300
									1010	311,000		1010	275,600
									1010	6,300		1010	6,300
							Total	538,600	Total	485,200	Total	412,900	

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	Batch
0040				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	417,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	419,600
Special Land Value	0
Total Appraised Parcel Value	845,900
Valuation Method	C
Total Appraised Parcel Value	845,900

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
465	09-05-2003	NC	New Construct	90,000	04-26-2004	100		SNGL FAM DWELLING	08-09-2023	SJD	6		20	Field Review
413	08-06-2003	NC	New Construct	10,000	04-26-2004	100		FOUNDATION	11-04-2020	SJT	10		20	Field Review
400	08-01-2003	DM	Demolish	2,500	04-26-2004	100		DEMO FIRE DAMAGED BL	04-12-2013	VGS			20	Field Review
									04-26-2004	KP		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	5,663 SF	40.72	1.00000	5	1.00	0040	1.820		1.0000	74.10	419,600	
Total Card Land Units					0.13 AC	Parcel Total Land Area					0.13	Total Land Value				419,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	840	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	25	Vinyl Siding			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	01	None			
Bedrooms	3				
Full Baths	2				
Half Baths	1				
Extra Fixtures	0				
Total Rooms	5				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	540				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	840				

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			
COST / MARKET VALUATION			
			431,468
Net Other Adj			37,700
Replace Cost			469,169
Year Built			2003
Effective Year Built			2010
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %			11
Functional Obsol			
External Obsol			
Trend Factor			1.000
Condition			
Condition %			
Percent Good			89
Cns Sect Rcnld			417,600
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

FUS
 BAS
 BSM

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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
GNR	GENERATOR	L	1	12400.00	2013	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	840	840	840	233.48	196,122
BSM	Basement	0	840	168	46.70	39,224
FUS	Finished Upper Story	840	840	840	233.48	196,122
Ttl Gross Liv / Lease Area		1,680	2,520	1,848		431,468

