

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
FARRELL SCOTT			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
FARRELL MELISSA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	528,600	528,600	
48 WINSLOW ST		<b>SUPPLEMENTAL DATA</b>			0 Light	RES LAND	1010	513,100	513,100	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2567 Total Acres .31 Chapter Lan GIS ID F_871356_2831975			Cyclical 7 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	10,100	10,100	
						Total		1,051,800	1,051,800	<b>VISION</b>

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
FARRELL SCOTT		45494 0084	04-30-2015	Q	I	473,500	00	Year	Code	Assessed	Year	Code	Assessed
GAVONI CHARLES L SHEILA K		LCC11 0	12-16-2009	U	I	1	1F	2023	1010	402,800	2022	1010	368,800
KTK REALTY TRUST		103256 0	05-05-2003	U	I	1	1F		1010	401,600		1010	357,100
GAVONI CHARLES L		103152 0	04-16-2003	U	I	1	1F		1010	7,200		1010	7,200
KTK REALTY TRUST		LCC10 0	02-21-2002	U	I	1	1F	Total		811,600	Total		733,100
								Total			Total		592,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

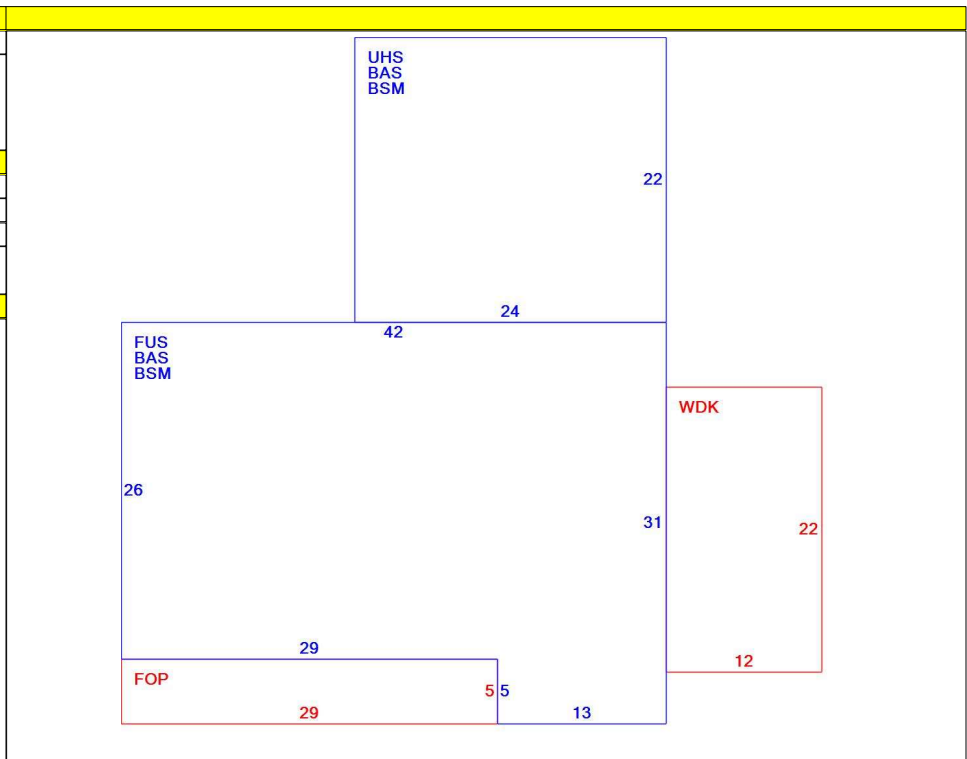
  

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	528,600
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	10,100
Appraised Land Value (Bldg)	513,100
Special Land Value	0
Total Appraised Parcel Value	1,051,800
Valuation Method	C
Total Appraised Parcel Value	1,051,800

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
QPO-21-19	08-26-2021	MN	Maintenance	7,000		100	08-26-2021	Replace Front door & decking on 1 STY ADD TO HOUSE REMODEL KITCHEN/WIND	07-07-2015	SJD	9		01	Measure - No Entry
12761	04-29-1993	AD	Addition	26,400	01-01-1994	100			04-12-2013	VGS			20	Field Review
10886	06-27-1988	RM	Remodel			100			03-04-2013	AO	6	6	30	Quality Control
									10-19-2002	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	13,504 SF	20.88	1.00000	5	1.00	0040	1.820		1.0000	38.00	513,100
Total Card Land Units					0.31 AC	Parcel Total Land Area					0.31	Total Land Value			513,100

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1685	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	2		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	05	Average			B
Exterior Wall 2					S
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		657,475
Interior Floor 2			Replace Cost		37,990
Heat Fuel	02	Oil	Year Built		695,466
Heat Type	05	Hot Water	Effective Year Built		1965
AC Type	01	None	Depreciation Code		1997
Bedrooms	4		Remodel Rating		G
Full Baths	2		Year Remodeled		
Half Baths	0		Depreciation %		24
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	1		Percent Good		76
Extra Openings	0		Cns Sect Rcnld		528,600
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	528		Dep Ovr Comment		
FBM Quality	04	Above Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1685		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	96	21.00	2000	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2005	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	1,685	1,685	1,685	195.74	329,814
BSM	Basement	0	1,685	337	39.15	65,963
FOP	Open Porch	0	145	22	29.70	4,306
FUS	Finished Upper Story	1,157	1,157	1,157	195.74	226,466
UHS	Unfinished Half Story	0	528	132	48.93	25,837
WDK	Deck	0	264	26	19.28	5,089
Ttl Gross Liv / Lease Area		2,842	5,464	3,359		657,475

