

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VIAFORE SCOTT D			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
VIAFORE DANIELLE M			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	431,300	431,300	
76 PURITAN WAY				0 Light		RES LAND	1010	428,900	428,900	
SUPPLEMENTAL DATA										
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2012 Total Acres .287 Chapter Lan		Cyclical 7 Exemption W District Res Exem		RESIDNTL	1010	2,100	2,100	VISION
		GIS ID F_871613_2831464		Assoc Pid#		Total		862,300	862,300	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)							
VIAFORE SCOTT D	51618 022	09-09-2019	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
VIAFORE SCOTT	46296 0247	11-20-2015	U	I	475,000	1A	2023	1010	332,100	2022	1010	305,300	2021	1010	277,000
VIAFORE KENNETH M TT&VIAFORE FA	43329 0025	07-11-2013	U	I	1	1A		1010	319,100		1010	281,900		1010	231,800
VIAFORE KENNETH M	7743 0180	05-29-1987	U	I	1	1A		1010	1,400		1010	1,400		1010	1,400
Total									652,600			588,600			510,200

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)									431,300	
Appraised Xf (B) Value (Bldg)									0	
Appraised Ob (B) Value (Bldg)									2,100	
Appraised Land Value (Bldg)									428,900	
Special Land Value									0	
Total Appraised Parcel Value									862,300	
Valuation Method									C	
Total Appraised Parcel Value									862,300	

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
2015-201559	08-31-2015 12-05-2005	RM MS	Remodel Miscellaneous	31,000 12,000		100 100		REPLACE 1 DOOR, REMODEL REPL DECK & ROOF		09-22-2016 04-12-2013 10-07-1999	SJD VGS JAS	9	1 1	01 20 00	Measure - No Entry Field Review 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	6,268 SF	37.60	1.00000	5	1.00	0040	1.820			1.0000	68.43	428,900
Total Card Land Units					0.14 AC	Parcel Total Land Area					0.14	Total Land Value				428,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1264	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	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			474,795
Interior Floor 2			Net Other Adj		44,850
Heat Fuel	02	Oil	Replace Cost		519,645
Heat Type	05	Hot Water	Year Built		1977
AC Type	01	None	Effective Year Built		2004
Bedrooms	3		Depreciation Code		VG
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		17
Total Rooms	8		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		83
Gas Fireplaces	0		Cns Sect Rcnd		431,300
Sq Ft Fin Bsmt	728		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1264		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
SHD1	Shed	L	144	21.00	1998	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,264	1,264	1,264	196.52	248,403
BSM	Basement	0	1,264	253	39.34	49,720
FOP	Open Porch	0	80	12	29.48	2,358
TQS	Three Quarter Story	846	1,128	846	147.39	166,257
WDK	Deck	0	408	41	19.75	8,057
Ttl Gross Liv / Lease Area		2,110	4,144	2,416		474,795

