

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA								
LITTLEHALE PARKER				0	Water	0	Subdivision	0	Average	Description	Code	Appraised	Assessed			RESIDNTL RES LAND	1010 1010	541,000 426,300	541,000 426,300			
LITTLEHALE AMY				0	No Sewer	0	Paved	0	Average													
79 PRISCILLA AVE		SUPPLEMENTAL DATA										Total		967,300	967,300							
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2016 Total Acres .14 Chapter Lan GIS ID F_872208_2831926				Cyclical 7 Exemption W District Res Exem Assoc Pid#																
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
LITTLEHALE PARKER		43313	0307	07-08-2013	Q	I				472,500	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed		
DITULLIO DINA C		40541	0192	11-03-2011	U	I				100	1F	2023	1010	413,600	2022	1010	379,200	2021	1010	344,300		
DITULLIO JOHN W		37440	0154	07-01-2009	U	I				100	1A		1010	316,800		1010	280,100		1010	230,700		
DITULLIO REALTY TRUST		24653	0285	03-31-2003	U	I				1	1F											
DITULLIO JOHN W		24653	0265	03-31-2003	U	I				1	1F											
		Total										Total		Total		659,300		Total		575,000		
EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description		Amount		Code	Description	Number	Amount		Comm Int											
				0.00																		
		Total		0.00																		
ASSESSING NEIGHBORHOOD														APPRAISED VALUE SUMMARY								
Nbhd		Nbhd Name		B		Tracing		Batch										Appraised Bldg. Value (Card)				541,000
0040																		Appraised Xf (B) Value (Bldg)				0
														Appraised Ob (B) Value (Bldg)				0				
														Appraised Land Value (Bldg)				426,300				
														Special Land Value				0				
														Total Appraised Parcel Value				967,300				
														Valuation Method				C				
														Total Appraised Parcel Value				967,300				
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					
BPO-20-243	10-14-2020	BP	Bldg Permit	30,000	03-15-2021	100		Finish approx 410sf of basement				03-15-2021	SJT	5		20	Field Review					
BPO-20-189	09-04-2020	MN	Maintenance	3,000		100		Weatherization/Insulation to attic				03-18-2014	SJD	9		12	Property Estimated - No Ac					
2019-22	02-08-2019	RM	Remodel	10,000		100	07-22-2020	REMODEL KITCHEN AND MUD				04-12-2013	VGS			20	Field Review					
125	05-02-2008	RM	Remodel	12,000		100		380'BSMT TO REC RM				08-17-2009	KP		1	00	Measure & Listed					
19990574	12-22-1999	NC	New Construct	130,620	01-01-2002	100		2 STORY28X36 PLX131														
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	6,098	SF	38.41	1.00000	5	1.00	0040	1.820			1.0000	69.91	426,300					
Total Card Land Units					0.14	AC	Parcel Total Land Area					0.14	Total Land Value					426,300				

VISION

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1008	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area		Full
Stories	2.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	02	Shed	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			555,973
Interior Floor 2			Net Other Adj		38,498
Heat Fuel	03	Gas	Replace Cost		594,471
Heat Type	04	Forced Air-Duc	Year Built		2000
AC Type	03	Central	Effective Year Built		2012
Bedrooms	3		Depreciation Code		E
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %		9
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	1		Condition %		
Extra Openings	0		Percent Good		91
Gas Fireplaces	0		Cns Sect Rcnld		541,000
Sq Ft Fin Bsmt	410		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	1008		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

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,008	1,008	1,008	213.43	215,133
BSM	Basement	0	1,008	202	42.77	43,112
FUS	Finished Upper Story	1,008	1,008	1,008	213.43	215,133
UQS	Unfin 3/4 Story	0	1,008	353	74.74	75,339
WDK	Deck	0	336	34	21.60	7,256
Ttl Gross Liv / Lease Area		2,016	4,368	2,605		555,973

WDK

UQS
FUS
BAS
BSM

14

24

28

36

