

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MARTINELLI JACK E			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA VISION
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	254,000	254,000	
7 SAMOSET AVE				0 Light		RES LAND	1010	513,100	513,100	
						RESIDNTL	1010	2,900	2,900	
SUPPLEMENTAL DATA										
DUXBURY MA 02332			Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 1872 Total Acres .309 Chapter Lan	Cyclical Exemption W District Res Exem	7					
			GIS ID F_871695_2830657	Assoc Pid#		Total 770,000 770,000				

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MARTINELLI JACK E		47133 0211	07-01-2016	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed			
COUTS NANCY S		12203 0227	09-14-1993	Q	I	152,000	00	2023	1010	232,400	2022	1010	209,000			
DUKSTA FREDERICK P		8605 0077	09-10-1993	Q	I	152,000	00		1010	401,600		1010	357,100			
									1010	1,900		1010	1,900			
Total								635,900		Total		568,000		Total		454,300

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

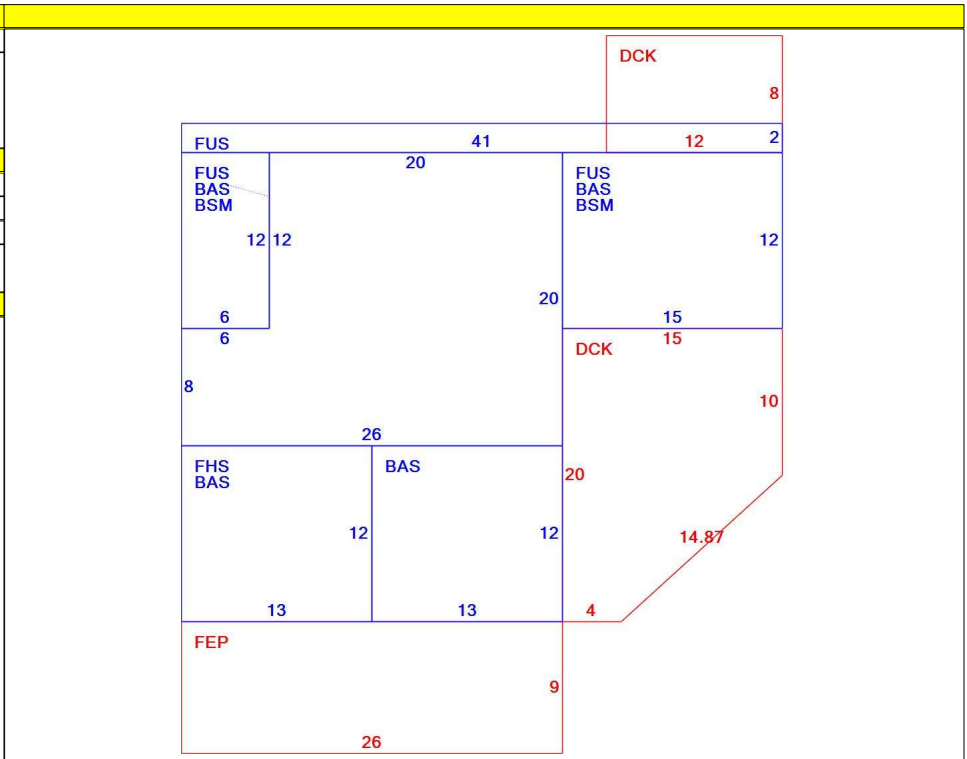
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0040				

APPRAISED VALUE SUMMARY									
Appraised Bldg. Value (Card)									254,000
Appraised Xf (B) Value (Bldg)									0
Appraised Ob (B) Value (Bldg)									2,900
Appraised Land Value (Bldg)									513,100
Special Land Value									0
Total Appraised Parcel Value									770,000
Valuation Method									C
Total Appraised Parcel Value									770,000

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
299	06-23-2004	MN	Maintenance	3,000		100		REROOF	11-05-2020	SJT	10		20	Field Review
10799	05-06-1988	AD	Addition	58,000	01-01-1990	100		UPDATE BP 10612 ADDN	04-12-2013	VGS			20	Field Review
10612	10-05-1987	AD	Addition	18,000	01-01-1990	100		12 X 15 ADD'N 2ND F	03-11-2008	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	13,500 SF	20.88	1.00000	5	1.00	0040	1.820		1.0000	38.01	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	07	Contemporary	Bsmt Area	252	
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		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			321,227
Interior Floor 2			Net Other Adj		13,000
Heat Fuel	03	Gas	Replace Cost		334,227
Heat Type	05	Hot Water	Year Built		1989
AC Type	01	None	Effective Year Built		1997
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		24
Total Rooms	6		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnld		254,000
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	05	Conc Block	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	252		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	198	21.00	1980	A	70	C	1.00	2,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,012	1,012	1,012	153.26	155,096
BSM	Basement	0	252	50	30.41	7,663
DCK	Deck	0	341	34	15.28	5,211
FEP	Finished Enclosed Porch	0	234	140	91.69	21,456
FHS	Finished Half Story	78	156	78	76.63	11,954
FUS	Finished Upper Story	782	782	782	153.26	119,847
Ttl Gross Liv / Lease Area		1,872	2,777	2,096		321,227

