

CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT									
GIOIOSO FRANCESCO GIOIOSO FERRANTE S 50 SPRAGUE ST HYDE PARK MA 02136		0	Water	0	Subdivision	0	Average	Description		Code	Appraised	Assessed	905 DUXBURY, MA VISION						
		0	No Sewer	0	Paved	0	Average	RES LAND		1300	918,900	918,900							
		SUPPLEMENTAL DATA		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 0 Total Acres 18.4 Chapter Lan GIS ID F_876748_2847952		Cyclical Exemption W District Res Exem Assoc Pid#		Total		918,900	918,900								
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GIOIOSO FRANCESCO		19788	0075	05-04-2001		U	V	0		1	Year Code Assessed Year Code Assessed V Year Code Assessed								
GIOIOSO FRANCESCO		5314	0020	03-17-1983		Q	V	170,000		00	2023	1300	896,100	2022	1300	719,300	2021	1300	731,600
Total		0.00		Total		896,100		Total		719,300	Total		731,600						
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor											
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int											
Total			0.00																
ASSESSING NEIGHBORHOOD													APPRAISED VALUE SUMMARY						
Nbhd		Nbhd Name		B		Tracing		Batch		Appraised Bldg. Value (Card)				0					
0070													Appraised Xf (B) Value (Bldg)				0		
											Appraised Ob (B) Value (Bldg)				0				
											Appraised Land Value (Bldg)				918,900				
											Special Land Value				0				
											Total Appraised Parcel Value				918,900				
											Valuation Method				C				
											Total Appraised Parcel Value				918,900				
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	
													01-01-2018	AO	3		99	Vacant Land	
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	1300	Vacant Land	PD	Primary	40,000 SF	8.75	1.00000	5	1.00	0070	1.389			1.0000	12.16	486,200			
1	1300	Vacant Land	PD	Secondary	0.918 AC	190,590.00	1.00000	0	1.00	0070	1.389			1.0000	6.08	243,100			
1	1300	Vacant Land	PD	Residual	15.660 AC	35,000.00	0.24576	5	1.00	0070	1.389			1.0000	0.27	187,100			
1	1300	Vacant Land	PD	Undevelop	0.900 AC	2,000.00	1.00000	0	1.00	0070	1.389			1.0000	0.06	2,500			
Total Card Land Units					18.40	AC	Parcel Total Land Area					18.40	Total Land Value		918,900				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description	No Sketch				
Style	99	Vacant Land	Bsmt Area							
Model	00	Vacant	Bsmt Type							
Grade			Unfin Area							
Stories										
Occupancy			CONDO DATA							
Exterior Wall 1			Parcel Id		C	Owne				
Exterior Wall 2						B	S			
Roof Structure			Adjust Type	Code	Description	Factor%				
Roof Cover			Condo Flr							
Interior Wall 1			Condo Unit							
Interior Wall 2			COST / MARKET VALUATION							
Interior Floor 1						0				
Interior Floor 2			Net Other Adj							
Heat Fuel			Replace Cost							
Heat Type			Year Built							
AC Type			Effective Year Built			0				
Bedrooms			Depreciation Code							
Full Baths			Remodel Rating							
Half Baths			Year Remodeled							
Extra Fixtures			Depreciation %							
Total Rooms			Functional Obsol							
Bath Style			External Obsol							
Kitchen Style			Trend Factor			1.000				
Extra Kitchens			Condition							
Fireplaces			Condition %							
Extra Openings			Percent Good							
Gas Fireplaces			Cns Sect Rcnld							
Sq Ft Fin Bsmt			Dep % Ovr							
FBM Quality			Dep Ovr Comment							
Foundation			Misc Imp Ovr							
Bsmt Garage			Misc Imp Ovr Comment							
Bsmt Area			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				
Ttl Gross Liv / Lease Area		0	0	0		0				