

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
MAZANEC MATTHEW W		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
MAZANEC KERRI L		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	1,159,100	1,159,100	
30 PINE HILL AVE		SUPPLEMENTAL DATA					RES LAND	1010	545,400	545,400	905	
DUXBURY MA 02332		Alt Prcl ID			Cyclical 5		RESIDNTL	1010	109,600	109,600	DUXBURY, MA	
		Scnd Home			Exemption							VISION
		Tax Class T			W							
		Tot Fin Area 3669			District							
		Total Acres 1.285			Res Exem							
		Chapter Lan										
		GIS ID F_878520_2844405			Assoc Pid#							
										Total	1,814,100	1,814,100

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAZANEC MATTHEW W		LCC 124454	11-30-2016	Q	I	789,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CONNORS DONALD		LCC 113902	10-22-2009	U	I	1	1F	2023	1010	884,400	2022	1010	815,100	2021	1010	687,000
THE CONNORS FAMILY RLTY TRUST		LCC 94662	12-21-1998	U	I	100	1A		1010	648,700		1010	500,100		1010	416,900
									1010	67,900		1010	67,900		1010	67,900
										Total	1,601,000	Total	1,383,100	Total	1,171,800	

EXEMPTIONS				OTHER ASSESSMENTS				APPRAISED VALUE SUMMARY				
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor			
			Total				0.00					

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			Batch

NOTES														
										Total Appraised Parcel Value				1,814,100

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
BP-20-29	02-18-2020	BP		70,000	05-06-2020	100	08-24-2020	INSTALL A 20X40 INGROUND/H		08-05-2020	SJT	5		20	Field Review
BP-19-303	10-10-2019	AD		340,000	05-06-2020	100		Construct a 24x32.5 sf garage. A		05-06-2020	SJT	5		20	Field Review
BP-19-328	10-01-2019	DM		15,500	03-12-2020	100		Demo 2 one story sections of exi		03-12-2020	SJT	5		05	Measure - Under Construct
										06-12-2017	SJD	9	1	01	Measure - No Entry
										04-12-2013	VGS			20	Field Review
										02-27-2012	K&B		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	40,000	SF 8.75	1.00000	5	1.00	0080	1.503			1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.367	AC 35,000.00	1.00000	5	1.00	0080	1.503			1.0000	1.21	19,300	
Total Card Land Units					1.29	AC	Parcel Total Land Area					1.29	Total Land Value			545,400	

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1184	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1				
Exterior Wall 1	11	Clapboard			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	03	Gas			
Heat Type	05	Hot Water			
AC Type	03	Central			
Bedrooms	5				
Full Baths	2				
Half Baths	2				
Extra Fixtures	1				
Total Rooms	13				
Bath Style	03	Modern			
Kitchen Style	03	Modern			
Extra Kitchens	0				
Fireplaces	0				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	0				
FBM Quality					
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1184				

CONDO DATA

Parcel Id		C		Owne	
			B	S	
Adjust Type	Code	Description	Factor%		
Condo Flr					
Condo Unit					

COST / MARKET VALUATION

Net Other Adj	1,162,581
Replace Cost	32,390
Year Built	2019
Effective Year Built	2018
Depreciation Code	A
Remodel Rating	
Year Remodeled	
Depreciation %	3
Functional Obsol	
External Obsol	
Trend Factor	1.000
Condition	
Condition %	
Percent Good	97
Cns Sect Rcnld	1,159,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
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	192	21.00	1987	A	70	C	1.00	2,800
SPL2	Ing Pool-Good	L	800	89.00	2020	E	100	B	1.50	106,800

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,933	1,933	1,933	272.08	525,923
BSM	Basement	0	1,184	237	54.46	64,482
FGR	Garage	0	684	274	108.99	74,549
FHS	Finished Half Story	396	792	396	136.04	107,742
FOP	Open Porch	0	6	1	45.35	272
FSP	Screened Porch	0	462	92	54.18	25,031
FUS	Finished Upper Story	1,340	1,340	1,340	272.08	364,582
Ttl Gross Liv / Lease Area		3,669	6,401	4,273		1,162,581

