

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
MINCHELLO DONALD & STEPHANIE		0	Water	0	Arterial	0	Average	Description	Code	Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	507,400	507,400
				0	Heavy			RES LAND	1010	519,900	519,900
245 ST GEORGE ST		SUPPLEMENTAL DATA				RESIDNTL	1010	39,500	39,500	905 DUXBURY, MA	
DUXBURY MA 02332	Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3044 Total Acres .873 Chapter Lan GIS ID F_877561_2843592	Cyclical 5 Exemption W District Res Exem Assoc Pid#									
							Total	1,066,800	1,066,800		

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MINCHELLO DONALD R TT	57731	331	03-10-2023	U	I	100	1A	Year	Code	Assessed	Year	Code	Assessed
MINCHELLO DONALD & STEPHANIE	53327	140	08-27-2020	Q	I	880,000	00	2023	1010	544,300	2022	1010	477,900
GASCON CELESTE D & ZUKOWSKI TRU	52642	169	04-22-2020	U	I	1	1F		1010	618,600		1010	478,600
ZUKOWSKI STEVEN J	38666	0284	06-25-2010	Q	I	747,000	00		1010	28,500		1010	28,500
DAVIS RICHARD A II	28585	0090	07-01-2004	Q	I	672,500	00	Total		1,191,400	Total		985,000
								Total		930,900	Total		930,900

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

This signature acknowledges a visit by a Data Collector or Assessor

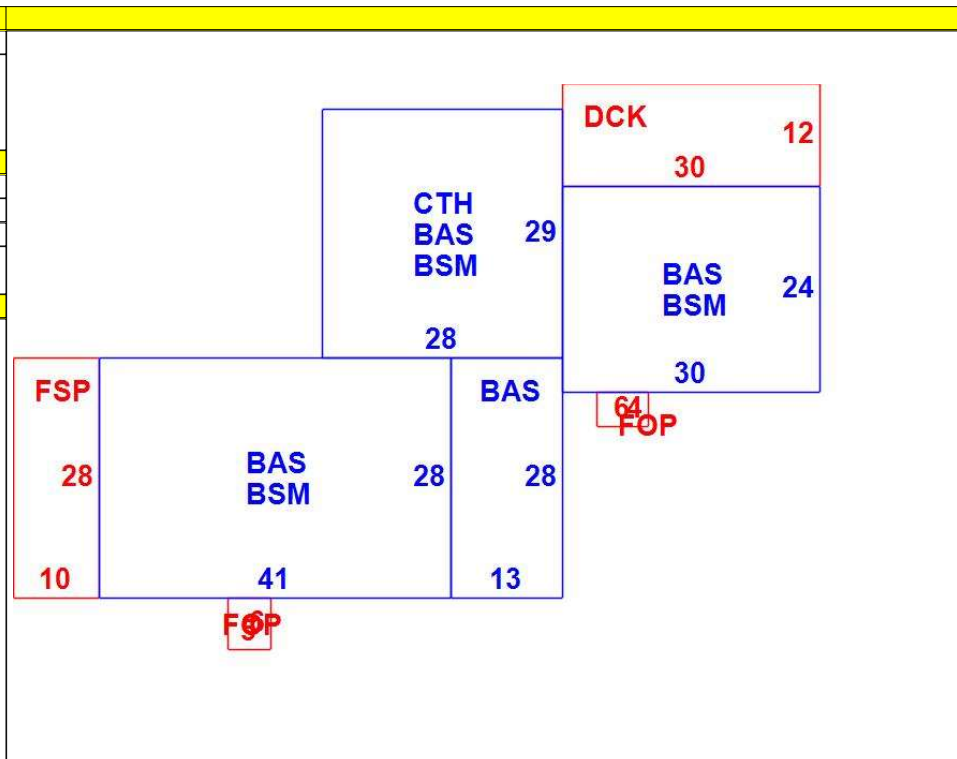
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	507,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	39,500
Appraised Land Value (Bldg)	519,900
Special Land Value	0
Total Appraised Parcel Value	1,066,800
Valuation Method	C
Total Appraised Parcel Value	1,066,800

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
QPO-21-15	01-27-2021	MN	Maintenance	7,551		100		Insulation & air sealing	01-28-2021	SJT	0		00	Measure & Listed
15117	09-02-1998	RM	Remodel			100		ADD WD STOVE	10-01-2020	SJT	9		01	Measure - No Entry
14671	09-18-1997	AD	Addition	83,000	06-08-2000	100		1STY ADD 28X30, DECK	04-12-2013	VGS			20	Field Review
14243	10-01-1996	NC	New Construct	2,000	09-18-1998	100		22X22 CARPORT	08-05-2010	KP		1	00	Measure & Listed
13461	10-18-1994	RM	Remodel			100		WOOD STOVE IN LIV RM						

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	38,038	SF	9.09	1.00000	5	1.00	0080	1.503		1.0000	13.67	519,900
Total Card Land Units					0.87	AC	Parcel Total Land Area					0.87	Total Land Value			519,900

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	01	Ranch	Bsmt Area	2680	
Model	01	Residential	Bsmt Type	04	
Grade	05	Ave/Good	Unfin Area	0.00	Full
Stories	1		CONDO DATA		
Occupancy	1		Parcel Id		
Exterior Wall 1	20	Brick/Masonry	C		
Exterior Wall 2			B		
Roof Structure	03	Gable	S		
Roof Cover	03	Asphalt	Adjust Type	Code	Description
Interior Wall 1	03	Plaster	Condo Flr		Factor%
Interior Wall 2			Condo Unit		
Interior Floor 1	12	Hardwood	COST / MARKET VALUATION		
Interior Floor 2			Net Other Adj	586,374	
Heat Fuel	03	Gas	Replace Cost	64,188	
Heat Type	05	Hot Water	Year Built	1950	
AC Type	06	Partial	Effective Year Built	1999	
Bedrooms	3		Depreciation Code	VG	
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	1		Depreciation %	22	
Total Rooms	8		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	78	
Gas Fireplaces	0		Cns Sect Rcnd	507,400	
Sq Ft Fin Bsmt	1203		Dep % Ovr		
FBM Quality	05	Living Area	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2680		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	96	21.00	1980	F	55	C	1.00	1,100
FGR2	Garage - 1 St	L	600	63.00	1987	A	70	C	1.00	26,500
CPT	Carport	L	484	20.00	1997	F	55	C	1.00	5,300
LNT	Lean To	L	60	10.00	1997	F	55	C	1.00	300
PTO	Patio	L	600	15.00	2015	A	70	C	1.00	6,300

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,044	3,044	3,044	155.91	474,587
BSM	Basement	0	2,680	536	31.18	83,567
CTH	Cathedral Ceiling	0	812	81	15.55	12,629
DCK	Deck	0	360	36	15.59	5,613
FOP	Open Porch	0	54	8	23.10	1,247
FSP	Screened Porch	0	280	56	31.18	8,731
Ttl Gross Liv / Lease Area		3,044	7,230	3,761		586,374

