

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
MINCHELLO MARK			0 Water	0 Subdivision	0 Average	Description	Code	Appraised	Assessed	905  DUXBURY, MA
MINCHELLO KRISTEN			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	700,700	700,700	
13 BACK RIVER WAY		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	456,800	456,800		
DUXBURY MA 02332		Alt Prcl ID	Cyclical 5		RESIDNTL	1010	2,400	2,400		
		Scnd Home	Exemption							
		Tax Class T	W							
		Tot Fin Area 2997	District							
		Total Acres .435	Res Exem							
		Chapter Lan								
		GIS ID F_876801_2844410	Assoc Pid#							
						Total		1,159,900	1,159,900	

**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
MINCHELLO MARK		49791 0275	05-14-2018	Q	I	775,000	00	Year	Code	Assessed	Year	Code	Assessed
NICHOLS THOMAS B & MARYLISA		28881 0029	08-17-2004	Q	I	730,000	00	2023	1010	525,700	2022	1010	440,300
CRONIN REALTY TRUST		23189 0238	10-23-2002	U	I	100	1F		1010	542,800		1010	427,400
									1010	1,600		1010	1,600
						Total		1,070,100	Total		869,300	Total	765,800

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

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	700,700
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	2,400
Appraised Land Value (Bldg)	456,800
Special Land Value	0
Total Appraised Parcel Value	1,159,900
Valuation Method	C
Total Appraised Parcel Value	1,159,900

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES	
7/10/19 Shed not installed as yet.	
Tree work was being done. No access to subject. Construction detail confirmed with homeowner.	
Re-Check 2019	

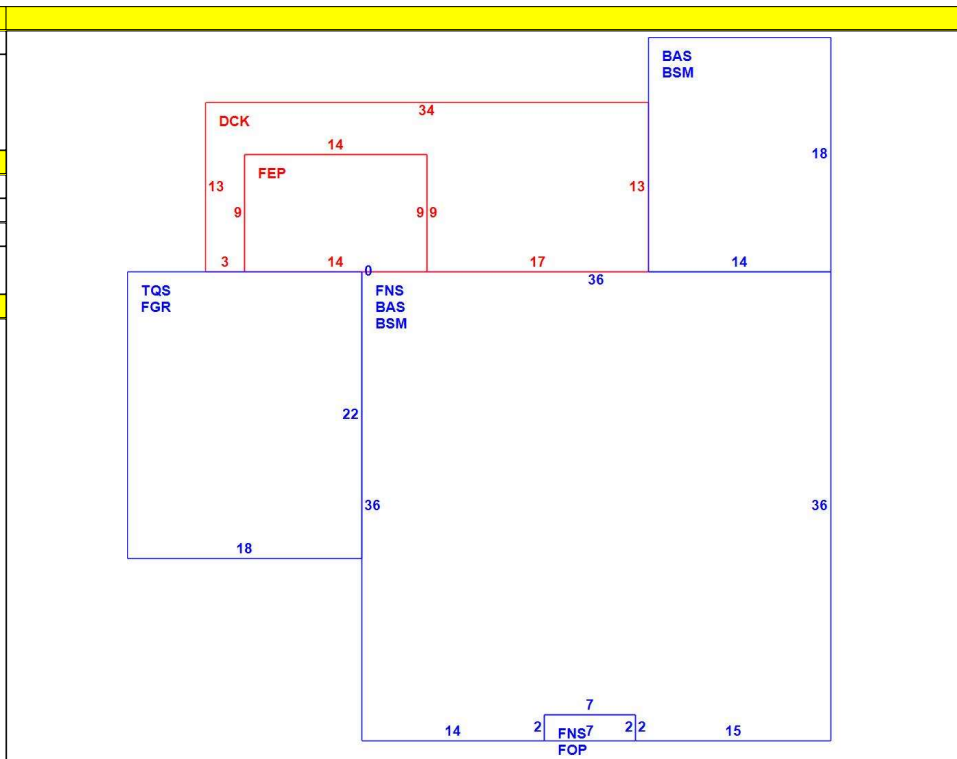
BUILDING PERMIT RECORD								VISIT / CHANGE HISTORY						
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments	Date	Id	Type	Is	Cd	Purpose/Result
ZP-19-16	06-13-2019	BP		0	08-17-2020	100		10' X 16' UTILITY BLDG	08-17-2020	SJT	5		20	Field Review
2015-85	05-13-2015	MN	Maintenance	2,196		100		REMOVE EXISTING WINDOWS	07-10-2019	SJT	5		12	Property Est. - No Access
105	07-07-2011	MN	Maintenance	4,000		100		ROOF	04-12-2013	VGS			20	Field Review
									05-27-2005	KP		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	18,947 SF	16.04	1.00000	5	1.00	0080	1.503		1.0000	24.11	456,800
Total Card Land Units					0.43 AC	Parcel Total Land Area					0.43	Total Land Value			456,800

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style	04	Cape Cod	Bsmt Area	1188			
Model	01	Residential	Bsmt Type	04			
Grade	07	Very Good	Unfin Area	0.00	Full		
Stories	1.9						
Occupancy	1						
Exterior Wall 1	14	Wood Shingle					
Exterior Wall 2	11	Clapboard					
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	02	Oil					
Heat Type	05	Hot Water					
AC Type	01	None					
Bedrooms	3						
Full Baths	2						
Half Baths	1						
Extra Fixtures	1						
Total Rooms	6						
Bath Style	02	Average					
Kitchen Style	02	Average					
Extra Kitchens	0						
Fireplaces	1						
Extra Openings	0						
Gas Fireplaces	0						
Sq Ft Fin Bsmt	536						
FBM Quality	04	Above Average					
Foundation	06	Poured Conc					
Bsmt Garage	0						
Bsmt Area	1188						

CONDO DATA			
Parcel Id		C	Own
		B	S
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj			807,043
Replace Cost			47,520
Year Built			1986
Effective Year Built			2003
Depreciation Code			G
Remodel Rating			
Year Remodeled			
Depreciation %		18	
Functional Obsol			
External Obsol			
Trend Factor		1.000	
Condition			
Condition %			
Percent Good		82	
Cns Sect Rcnld		700,700	
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	160	21.00	2019	A	70	C	1.00	2,400

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,534	1,534	1,534	225.94	346,586
BSM	Basement	0	1,534	307	45.22	69,362
DCK	Deck	0	316	32	22.88	7,230
FEP	Finished Enclosed Porch	0	126	76	136.28	17,171
FGR	Garage	0	396	158	90.15	35,698
FNS	Finished 90% Story	1,166	1,296	1,166	203.27	263,441
FOP	Open Porch	0	14	2	32.28	452
TQS	Three Quarter Story	297	396	297	169.45	67,103
Ttl Gross Liv / Lease Area		2,997	5,612	3,572		807,043

