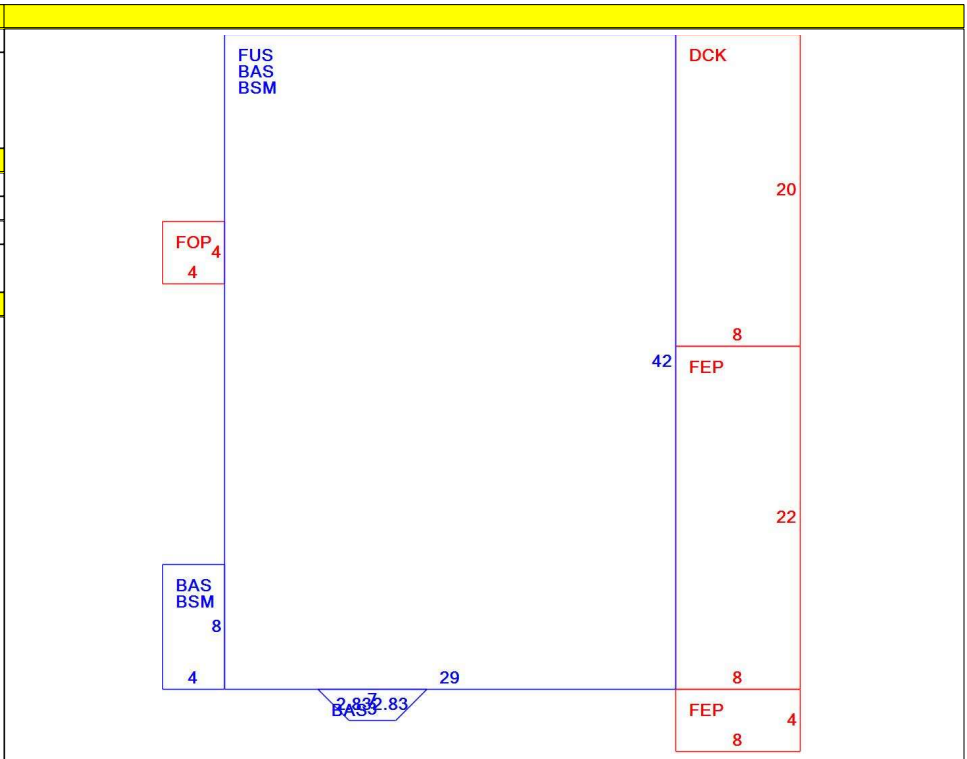


CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				905 DUXBURY, MA VISION					
GANDOLFI GUY M 171 MYRTLE ST DUXBURY MA 02332		0	Water	0	Feeder	0	Average	Description	Code	Appraised	Assessed	277,000 277,000 391,800 22,700							
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	277,000	277,000								
				0	Medium			RES LAND	1010	391,800	391,800								
SUPPLEMENTAL DATA										RESIDNTL	1010	22,700	22,700						
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2478 Total Acres 2.888 Chapter Lan GIS ID F_857655_2854652				Cyclical 1 Exemption W District Res Exem Assoc Pid#						Total		691,500	691,500						
RECORD OF OWNERSHIP		BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)							
GANDOLFI GUY M		19838	0144	05-15-2001		U	I	100		1F	Year	Code	Assessed	Year	Code	Assessed			
GANDOLFI MATTHEW		19177	0343	12-18-2000		U	I	100		1F	2023	1010	220,100	2022	1010	205,400			
											1010	425,100		1010	353,300	2021	1010	192,500	
											1010	15,900		1010	15,900		1010	294,400	
											Total		661,100	Total		574,600	Total		502,800
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											
0050																			
NOTES										Appraised Bldg. Value (Card) 277,000									
										Appraised Xf (B) Value (Bldg) 0									
										Appraised Ob (B) Value (Bldg) 22,700									
										Appraised Land Value (Bldg) 391,800									
										Special Land Value 0									
										Total Appraised Parcel Value 691,500									
										Valuation Method C									
										Total Appraised Parcel Value 691,500									
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				
13673	05-18-1995	NC	New Construct	38,000	05-12-1998	100		20X28 2STY ADD		11-16-2021	SJT	10		21	Field Review + GIS				
										04-12-2013	VGS			20	Field Review				
										06-20-2007	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	40,000	SF 8.75	1.00000	5	1.00	0050	1.000			1.0000		8.75	350,000		
1	1010	Single Family	RC	Residual	1.970	AC 35,000.00	0.60609	5	1.00	0050	1.000			1.0000		0.49	41,800		
Total Card Land Units					2.89	AC	Parcel Total Land Area			2.89	Total Land Value				391,800				

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1250	
Model	01	Residential	Bsmt Type	04	
Grade	03	Average	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	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			397,031
Interior Floor 2			Net Other Adj		16,400
Heat Fuel	02	Oil	Replace Cost		413,431
Heat Type	05	Hot Water	Year Built		1920
AC Type	01	None	Effective Year Built		1988
Bedrooms	3		Depreciation Code		A
Full Baths	2		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	0		Depreciation %		33
Total Rooms	7		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	1		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnld		277,000
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	1250		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	72	21.00	1900	A	70	C	1.00	1,100
BRN1	Barn - 1 Story	L	1,680	39.00	1960	F	55	D	0.50	18,000
SHD1	Shed	L	216	21.00	1900	A	70	C	1.00	3,200
SHD1	Shed	L	24	21.00	1985	A	70	C	1.00	400

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,260	1,260	1,260	138.29	174,245
BSM	Basement	0	1,250	250	27.66	34,573
DCK	Deck	0	160	16	13.83	2,213
FEP	Finished Enclosed Porch	0	208	125	83.11	17,286
FOP	Open Porch	0	16	2	17.29	277
FUS	Finished Upper Story	1,218	1,218	1,218	138.29	168,437
Ttl Gross Liv / Lease Area		2,478	4,112	2,871		397,031



171 MYRTLE ST

