

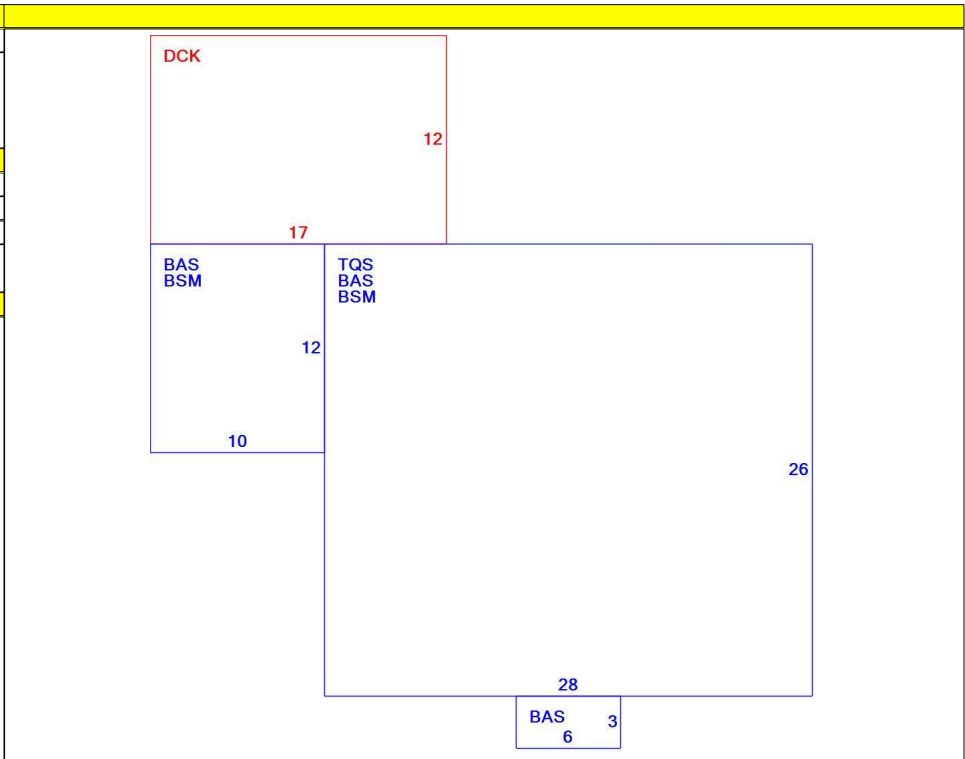
CURRENT OWNER		TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT											
COLELLA JOHN R JR 57 DUCK HILL RD DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed										
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	206,700	206,700										
		SUPPLEMENTAL DATA		0	Medium	0	Average	RES LAND	1010	499,800	499,800										
		Alt Prcl ID		Cyclical		5		RESIDNTL	1010	28,700	28,700										
		Scnd Home		Exemption				Total 735,200 735,200													
		Tax Class T		W																	
		Tot Fin Area 1412		District																	
		Total Acres 1.198		Res Exem																	
		Chapter Lan		Assoc Pid#																	
		GIS ID F_876587_2847255																			
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)								
COLELLA JOHN R JR			4204	0202	10-01-1976		U	I	53,000		1		Year	Code	Assessed	Year	Code	Assessed			
													2023	1010	153,700	2022	1010	127,900			
														1010	488,300		1010	412,000			
														1010	20,900		1010	20,900			
			Total										Total		662,900	Total		560,800	Total		521,200
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)					206,700			
0070													Appraised Xf (B) Value (Bldg)					0			
												Appraised Ob (B) Value (Bldg)					28,700				
												Appraised Land Value (Bldg)					499,800				
												Special Land Value					0				
												Total Appraised Parcel Value					735,200				
												Valuation Method					C				
												Total Appraised Parcel Value					735,200				
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				
												10-08-2020	SJT	10		20	Field Review				
												04-12-2013	VGS			20	Field Review				
												04-08-2008	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	0070	1.389					1.0000	12.16	486,200			
1	1010	Single Family	RC	Residual	0.280 AC	35,000.00	1.00000	5	1.00	0070	1.389					1.0000	1.12	13,600			
Total Card Land Units					1.20	AC	Parcel Total Land Area					1.20	Total Land Value					499,800			

VISION

905

DUXBURY, MA

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	848	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
					S
Roof Structure	03	Gable	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			282,257
Interior Floor 2			Net Other Adj		8,900
Heat Fuel	02	Oil	Replace Cost		291,156
Heat Type	05	Hot Water	Year Built		1930
AC Type	01	None	Effective Year Built		1992
Bedrooms	2		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		29
Total Rooms	5		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		71
Gas Fireplaces	0		Cns Sect Rcnld		206,700
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	848		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
FGR2	Garage - 1 St	L	650	63.00	1980	A	70	C	1.00	28,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	866	866	866	176.19	152,581
BSM	Basement	0	848	170	35.32	29,952
DCK	Deck	0	204	20	17.27	3,524
TQS	Three Quarter Story	546	728	546	132.14	96,200
Ttl Gross Liv / Lease Area		1,412	2,646	1,602		282,257

