

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
GROSSMAN DAVID J			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
GROSSMAN MARY FRANCIS			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	473,100	473,100
61 MOULTON RD		<b>SUPPLEMENTAL DATA</b>				RES LAND	1010	1,333,800	1,333,800
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2248 Total Acres .50 Chapter Lan		Cyclical Exemption W District Res Exem					
GIS ID F_883732_2843084		Assoc Pid#				Total 1,806,900 1,806,900			

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GROSSMAN DAVID J		17721 0005	07-30-1999	Q	I	615,000	00	Year	Code	Assessed	Year	Code	Assessed
CRISCIONE DAVID		14900 0107	01-08-1997	Q	I	430,000	00	2023	1010	360,100	2022	1010	305,000
									1010	1,228,200		1010	817,200
								Total		1,588,300	Total		1,122,200
								Total			Total		1,037,700

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0130				

  

APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)			473,100
Appraised Xf (B) Value (Bldg)			0
Appraised Ob (B) Value (Bldg)			0
Appraised Land Value (Bldg)			1,333,800
Special Land Value			0
Total Appraised Parcel Value			1,806,900
Valuation Method			C
Total Appraised Parcel Value			1,806,900

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-22-20	09-15-2022	MN	Maintenance	6,000		100		Weatherizations/Air Sealing	06-29-2020	SJT	5		20	Field Review
2016-257	12-12-2016	RM	Remodel	25,000	06-29-2020	100		KITCHEN REMODEL	04-06-2015	SJD	0	1	00	Measure & Listed
13443	10-06-1994	RM	Remodel	2,500		100		ENC BRZWY,REM WALL	04-12-2013	VGS			20	Field Review
									05-27-2008	KB		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	21,786 SF	14.38	1.00000	5	1.00	0130	4.259		1.0000	61.22	1,333,800	
Total Card Land Units					0.50	AC	Parcel Total Land Area					0.50	Total Land Value			1,333,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1240	
Model	01	Residential	Bsmt Type	03	
Grade	05	Ave/Good	Unfin Area	0.00	Partial
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
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	02	Oil	Net Other Adj		540,653
Heat Type	05	Hot Water	Replace Cost		58,175
AC Type	01	None	Year Built		1975
Bedrooms	4		Effective Year Built		2000
Full Baths	3		Depreciation Code		G
Half Baths	0		Remodel Rating		
Extra Fixtures	2		Year Remodeled		
Total Rooms	9		Depreciation %		21
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	1		Condition %		
Gas Fireplaces	0		Percent Good		79
Sq Ft Fin Bsmt	1050		Cns Sect Rcnd		473,100
FBM Quality	03	Average	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	0		Misc Imp Ovr		
Bsmt Area	1240		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

**BUILDING SUB-AREA SUMMARY SECTION**

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,422	1,422	1,422	195.68	278,251
BSM	Basement	0	1,240	248	39.14	48,528
FGR	Garage	0	484	194	78.43	37,961
FHS	Finished Half Story	208	416	208	97.84	40,701
TQS	Three Quarter Story	618	824	618	146.76	120,928
UAT	Unfinished Attic	0	484	73	29.51	14,284
Ttl Gross Liv / Lease Area		2,248	4,870	2,763		540,653

