

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
VIAN PAUL A & JOANNA C			0 Water	0 Arterial	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	982,100	982,100	
75 ST GEORGE ST		SUPPLEMENTAL DATA			0 Heavy	RES LAND	1010	1,473,600	1,473,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3863 Total Acres .918 Chapter Lan GIS ID F_880011_2843555			Cyclical Exemption W District Res Exem	RESIDNTL	1010	1,800	1,800	
						Total		2,457,500	2,457,500	VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
VIAN PAUL A & JOANNA C		56932 272	06-17-2022	Q	I	2,500,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
CASTELLO PETER G		41613 0237	07-06-2012	U	I	620,000	1	2023	1010	746,100	2022	1010	691,700	2021	1010	585,400
STEVENS SUZANNE C		37734 0235	09-22-2009	Q	I	685,000	00		1010	1,287,900		1010	555,800		1010	463,200
GISHOLT PAAL C		20932 0309	11-19-2001	Q	I	580,000	00		1010	1,200		1010	1,200		1010	1,200
GRIMES JAMES E		11542 0196	12-29-1992	Q	I	238,000	00	Total		2,035,200	Total		1,248,700	Total		1,049,800

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

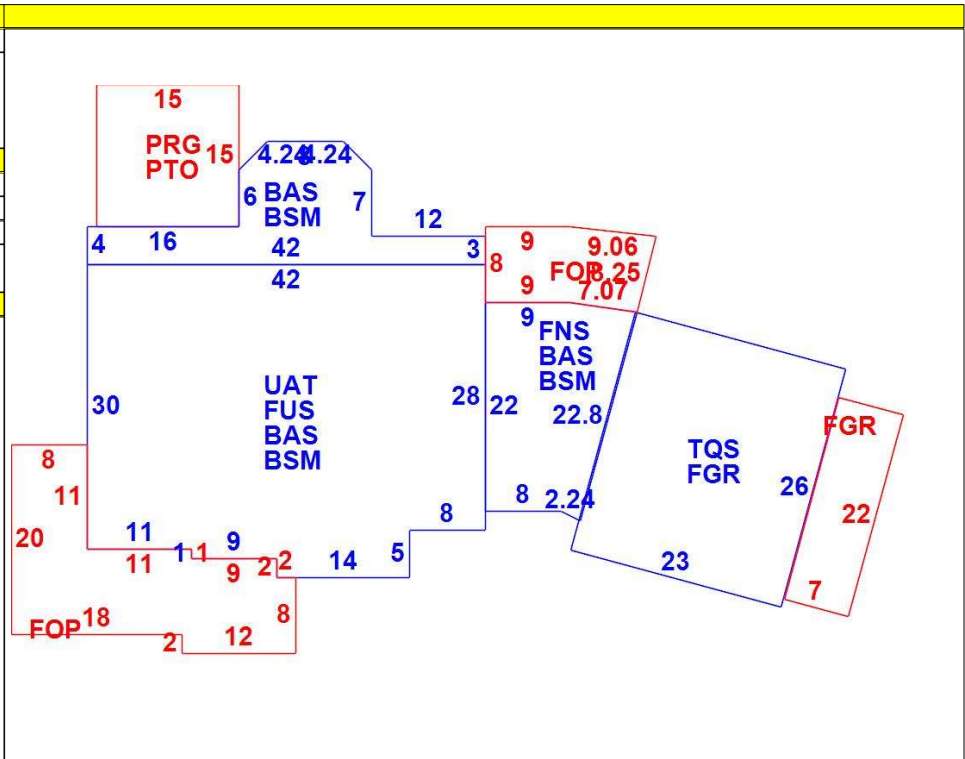
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0090				

APPRAISED VALUE SUMMARY													
Appraised Bldg. Value (Card)										982,100			
Appraised Xf (B) Value (Bldg)										0			
Appraised Ob (B) Value (Bldg)										1,800			
Appraised Land Value (Bldg)										1,473,600			
Special Land Value										0			
Total Appraised Parcel Value										2,457,500			
Valuation Method										C			
Total Appraised Parcel Value										2,457,500			

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
2018-39	02-13-2018	RM	Remodel	49,750	06-04-2019	100		FINISH 984' OF BASEMENT TO		05-10-2023	SJD	9	1	12	Property Est. - No Access
192	07-30-2012	NC	New Construct	570,715	08-12-2013	100		SIN FAM DWELLING, 1ST FL 16		06-05-2019	SJT	5		12	Property Est. - No Access
191	07-30-2012	DM	Demolish	13,500	08-12-2013	100		DEMO EXISTING DWELLING		05-15-2018	JLF	5		01	Measure - No Entry
25	11-20-2002	AD	Addition		07-23-2003	100		PREFAB GARDEN SHED		08-12-2013	BH			07	Measure - Info @ Door
21	12-13-2001	AD	Addition		08-09-2003	100		8x10 GARDEN SHED		04-12-2013	VGS			20	Field Review
										06-17-2008	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	0090	3.661		V115	1.1500	36.84	1,473,600
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			1,473,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1858	
Model	01	Residential	Bsmt Type	04	Full
Grade	07	Very Good	Unfin Area		
Stories	2		CONDO DATA		
Occupancy	1		Parcel Id		C
Exterior Wall 1	14	Wood Shingle			B
Exterior Wall 2					S
Roof Structure	03	Gable	Adjust Type	Code	Description
Roof Cover	03	Asphalt	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood	Net Other Adj		1,006,410
Interior Floor 2			Replace Cost		72,800
Heat Fuel	03	Gas	Year Built		1,079,210
Heat Type	05	Hot Water	Effective Year Built		2013
AC Type	03	Central	Depreciation Code		2012
Bedrooms	4		Remodel Rating		A
Full Baths	4		Year Remodeled		
Half Baths	1		Depreciation %		9
Extra Fixtures	0		Functional Obsol		
Total Rooms	7		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		91
Fireplaces	0		Percent Good		982,100
Extra Openings	0		Cns Sect Rcnd		
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	1000		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	1858		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	120	21.00	2002	A	70	C	1.00	1,800

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,858	1,858	1,858	207.94	386,345
BSM	Basement	0	1,858	372	41.63	77,352
FGR	Garage	0	752	301	83.23	62,589
FNS	Finished 90% Story	261	290	261	187.14	54,271
FOP	Open Porch	0	504	76	31.36	15,803
FUS	Finished Upper Story	1,295	1,295	1,295	207.94	269,277
PRG	Pergola	0	225	23	21.26	4,783
PTO	Patio	0	225	11	10.17	2,287
TQS	Three Quarter Story	449	598	449	156.13	93,363
UAT	Unfinished Attic	0	1,295	194	31.15	40,340
Ttl Gross Liv / Lease Area		3,863	8,900	4,840		1,006,410

