

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
MAZANEC JONATHAN			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MAZANEC MARY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	980,300	980,300
189 SURPLUS ST		SUPPLEMENTAL DATA			RES LAND	1010	556,600	556,600	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4057 Total Acres 1.498 Chapter Lan GIS ID F_878126_2838257			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	47,500	47,500
						Total	1,584,400	1,584,400	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
MAZANEC JONATHAN		49437 0043	01-25-2018	Q	I	1,075,000	00	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MESSINA JOSEPH P & TYLER JESSICA		45642 0342	06-08-2015	Q	I	975,000	00	2023	1010	757,800	2022	1010	687,400	2021	1010	575,900
EISENSTADT THOMAS S & DEIDRA C		31817 0284	11-30-2005	U	I	1,500,000	1		1010	662,000		1010	510,400		1010	425,300
FARNUM PETER S		16010 0136	04-23-1998	Q	I	470,000	00		1010	28,200		1010	28,200		1010	24,800
OATES NANCY E		13446 0327	03-01-1995	U	I	100	1F									
						Total	1,448,000	Total	1,226,000	Total	1,026,000					

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

ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	980,300
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	47,500
Appraised Land Value (Bldg)	556,600
Special Land Value	0
Total Appraised Parcel Value	1,584,400
Valuation Method	C
Total Appraised Parcel Value	1,584,400

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
BPO-22-144	04-25-2022	RM	Remodel	143,000	05-31-2023	100		CREATE 1ST FL 1/2 BATH,1 FU		04-04-2022	SJT	5		20	Field Review
QPO-21-24	10-07-2021	MN	Maintenance	36,308		100	11-15-2021	Strip and replace siding with 16 s		09-14-2020	SJT	5		20	Field Review
BPO-21-303	07-01-2021	MN	Maintenance	11,000		100	07-01-2021	AIR SEALING		05-17-2016	SJD	9	1	00	Measure & Listed
BPO-21-205	05-13-2021	BP	Bldg Permit	48,400	04-01-2022	100	03-03-2022	Install a new multi level 950sf de		04-12-2013	VGS			20	Field Review
2017-225	07-12-2017	SP	Solar Panels	54,000		100		30 SOLAR PANELS ON ROOF		07-13-2006	KP		1	00	Measure & Listed
44	02-09-2006	MS	Miscellaneous	10,000		100		10' SHED DORMER							
658	12-08-2003	AD	Addition	67,500		100		22X34 KIT/FAM RM/GRG							

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	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.580	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	30,500	
Total Card Land Units					1.50	AC	Parcel Total Land Area					1.50	Total Land Value			556,600

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2146	
Model	01	Residential	Bsmt Type	04	
Grade	08	Excellent	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2	14	Wood Shingle			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			1,061,248
Interior Floor 2			Net Other Adj		78,619
Heat Fuel	03	Gas	Replace Cost		1,139,866
Heat Type	05	Hot Water	Year Built		1970
AC Type	03	Central	Effective Year Built		2007
Bedrooms	5		Depreciation Code		E
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		14
Total Rooms	11		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		
Extra Openings	1		Percent Good		86
Gas Fireplaces	0		Cns Sect Rcnld		980,300
Sq Ft Fin Bsmt	773		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	2		Misc Imp Ovr Comment		
Bsmt Area	2146		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	144	21.00	1980	A	70	C	1.00	2,100
SPL1	Ing Pool - Ave	L	520	64.00	2000	A	70	B	1.50	34,900
SLR	Solar Panels	L	30	1050.00	2017	E	100	B	1.50	0
GNR	GENERATOR	L	1	12400.00	2019	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,632	2,632	2,632	228.87	602,373
BSM	Basement	0	2,146	429	45.75	98,183
CTH	Cathedral Ceiling	0	748	75	22.95	17,165
DCK	Deck	0	932	93	22.84	21,284
FOP	Open Porch	0	12	2	38.14	458
FSP	Screened Porch	0	192	38	45.30	8,697
FUS	Finished Upper Story	1,218	1,218	1,218	228.87	278,758
PTO	Patio	0	477	24	11.52	5,493
TQS	Three Quarter Story	126	168	126	171.65	28,837
Ttl Gross Liv / Lease Area		3,976	8,525	4,637		1,061,248

