

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT						
GIUMETTI ERIC M & CATTINA TT PRIOR FARM REALTY TRUST 17 PRIOR FARM RD		0	Water	0	Two-Way	0	Average	Description	Code	Appraised	Assessed	
		0	Septic	0	Paved	0	Average	RESIDNTL	1010	758,600	758,600	
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1010	528,200	528,200		
DUXBURY MA 02332		Alt Prcl ID		Cyclical 9		RESIDNTL		1010	27,700	27,700	905 DUXBURY, MA VISION	
		Scnd Home		Exemption								
		Tax Class T		W		District						
		Tot Fin Area 3812		Res Exem								
		Total Acres .958		Chapter Lan								
		GIS ID F_876899_2837106		Assoc Pid#								
						Total		1,314,500		1,314,500		

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIUMETTI ERIC M & CATTINA TT		50221 0018	08-28-2018	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed
GIUMETTI ERIC M		49073 0003	10-20-2017	U	I	100	1A	2023	1010	631,200	2022	1010	590,600
GIUMETTI ERIC & CATTINA TT		18728 0154	07-27-2000	U	I	100	1F		1010	628,200		1010	484,300
GIUMETTI ERIC M		17904 0335	09-29-1999	Q	I	450,000	00		1010	15,700		1010	15,700
						Total		1,275,100		Total		1,090,600	
								Total		Total		939,600	

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

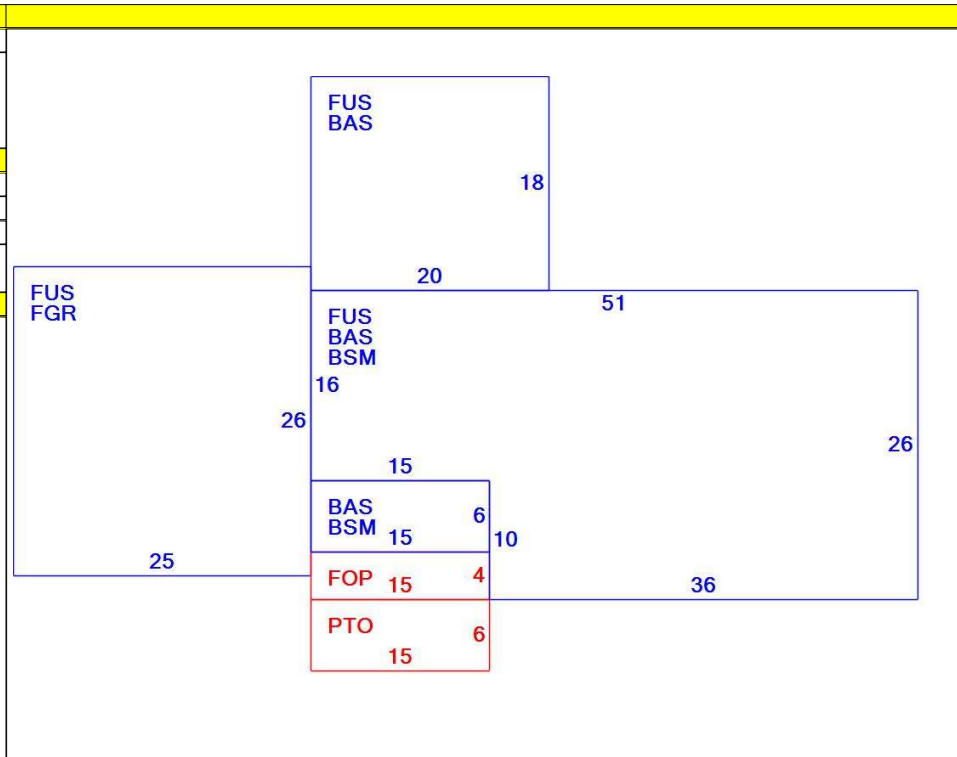
ASSESSING NEIGHBORHOOD				
Nbhd	Nbhd Name	B	Tracing	Batch
0080				

APPRAISED VALUE SUMMARY											
Appraised Bldg. Value (Card)										758,600	
Appraised Xf (B) Value (Bldg)										0	
Appraised Ob (B) Value (Bldg)										27,700	
Appraised Land Value (Bldg)										528,200	
Special Land Value										0	
Total Appraised Parcel Value										1,314,500	
Valuation Method										C	
Total Appraised Parcel Value										1,314,500	

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
60	02-24-2004	RM	Remodel	18,000		100		FINISH SPC OVER GARA	04-12-2013	VGS			20	Field Review
485	09-17-2003	AD	Addition	16,000	10-14-2004	100		16 X 32 INGRND POOL	11-01-2004	KP		1	00	Measure & Listed
20010229	06-22-2001	AD	Addition	40,000	08-12-2002	100		TWO-STORY ADDITION						
13385	08-23-1994	AD	Addition	4,000	10-11-1995	100		TEMP MOBILE HOME						
13379	08-18-1994	MN	Maintenance	4,000	10-11-1995	100		REP DAMAGE FROM FIRE						
13293	07-08-1994	NC	New Construct	8,400	10-11-1995	100		25X20&8X8 FULL FOUND						
13176	05-16-1994	NC	New Construct	3,000	10-11-1995	100		5X17 FARMERS PORCH						

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	0.040 AC	35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.21	2,100
Total Card Land Units					0.96 AC	Parcel Total Land Area					0.96	Total Land Value			528,200

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	00	Gambrel	Bsmt Area	1266	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
Roof Structure	07	Gambrel	Adjust Type	Code	Description
Roof Cover	10	Wood Shingle	Condo Flr		Factor%
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			931,601
Interior Floor 2			Net Other Adj		66,560
Heat Fuel	02	Oil	Replace Cost		998,161
Heat Type	05	Hot Water	Year Built		1974
AC Type	03	Central	Effective Year Built		1997
Bedrooms	3		Depreciation Code		G
Full Baths	3		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	2		Depreciation %		24
Total Rooms	7		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	2		Condition %		76
Extra Openings	1		Percent Good		76
Gas Fireplaces	0		Cns Sect Rcnd		758,600
Sq Ft Fin Bsmt	804		Dep % Ovr		
FBM Quality	04	Above Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	1266		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
PTO	Patio	L	457	15.00	2002	A	70	C	1.00	4,800
SPL1	Ing Pool - Ave	L	512	64.00	2004	A	70	C	1.00	22,900

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,626	1,626	1,626	214.70	349,109
BSM	Basement	0	1,266	253	42.91	54,320
FGR	Garage	0	650	260	85.88	55,823
FOP	Open Porch	0	60	9	32.21	1,932
FUS	Finished Upper Story	2,186	2,186	2,186	214.70	469,343
PTO	Patio	0	90	5	11.93	1,074
Ttl Gross Liv / Lease Area		3,812	5,878	4,339		931,601



17 PRIOR FARM RD

