

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				905  DUXBURY, MA  <b>VISION</b>		
TAGLIONE CARMINE A TAGLIONE JULLIAN 140 WASHINGTON ST  DUXBURY MA 02332		0	Water	0	Two-Way	0	Average	Description	Code		Appraised	Assessed
		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		765,000	765,000
		SUPPLEMENTAL DATA		0		Medium	RES LAND	1090	1,160,400		1,160,400	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3535 Total Acres .53 Chapter Lan GIS ID F_879740_2835710		Cyclical 9 Exemption W District Res Exem Assoc Pid#		RESIDNTL	1090	44,600	44,600	Total		1,970,000	1,970,000	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
TAGLIONE CARMINE A		56381 319	01-31-2022	Q	I	2,000,000	00	Year	Code	Assessed	Year	Code	Assessed	V	Year	Code	Assessed
MAZURCZAK JULIET J		54361 70	09-18-2020	U	I	1	1A	2023	1090	609,000	2022	1090	519,900	2021	1090	521,700	
MAZURCZAK MICHAEL J		45279 0328	03-02-2015	Q	I	940,000	00		1090	1,011,200		1090	695,400		1090	569,200	
GEUPEL ANN M TT		39069 0043	10-04-2010	U	I	10	1A		1090	28,500		1090	22,200		1090	22,200	
GEUPEL ANN M REVOCABLE TRUST		22462 0185	07-22-2002	Q	I	821,000	00	Total		1,648,700	Total		1,237,500	Total		1,113,100	

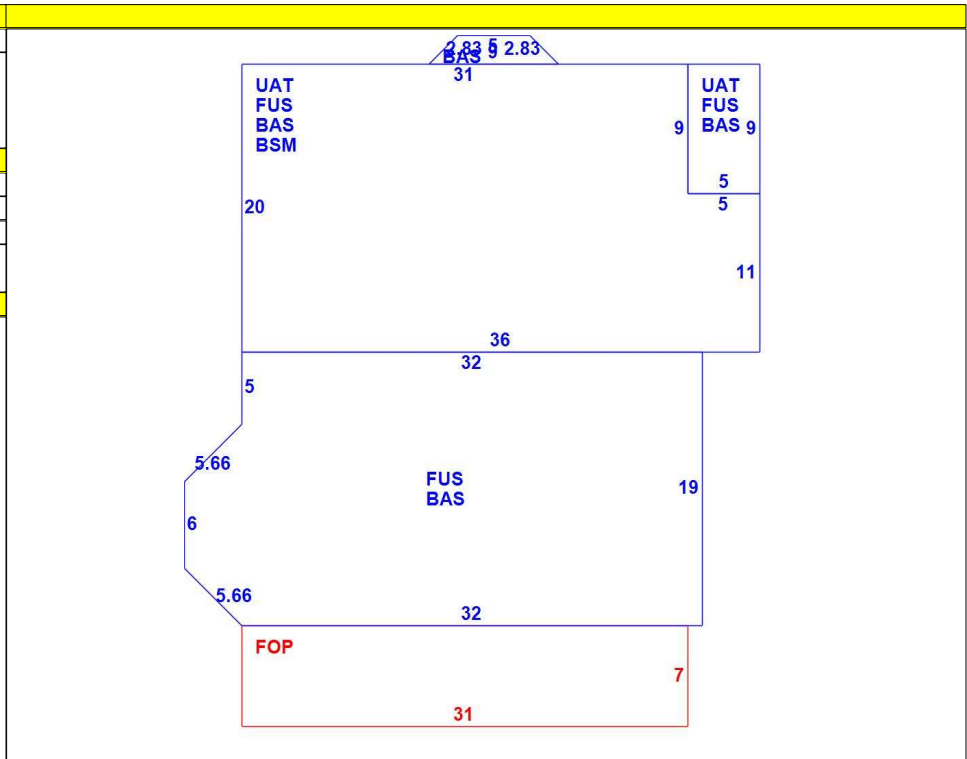
EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
Total			0.00															

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
0090					Appraised Bldg. Value (Card)	765,000										
					Appraised Xf (B) Value (Bldg)	0										
					Appraised Ob (B) Value (Bldg)	44,600										
					Appraised Land Value (Bldg)	1,160,400										
					Special Land Value	0										
					Total Appraised Parcel Value	1,970,000										
					Valuation Method	C										
					Total Appraised Parcel Value	1,970,000										

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-21-24	10-01-2021	MN	Maintenance	28,314		100	11-15-2021	Replacement of 11 windows		05-05-2022	SJD	9	1	07	Measure - Info @ Door
QPO-21-20	08-24-2021	MN	Maintenance	7,445		100	08-24-2021	Replace 10 windows.		04-29-2016	JLF	5		01	Measure - No Entry
2018-264	12-10-2018	MN	Maintenance	18,500		100		ROOF		05-13-2015	SJD	9	1	00	Measure & Listed
2015-61	04-22-2015	RM	Remodel	40,000	04-29-2016	100		REMODEL EXISTING MASTER		04-12-2013	VGS			20	Field Review
2014-46	04-17-2014	MN	Maintenance	3,000		100		REPLACE 6 WINDOWS		10-25-2012	KP	6		30	Quality Control
11152	03-20-1989	AD	Addition	37,000	05-07-1990	100		PORCH & 2 STY ADD'N		07-08-1999	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	1090	Multi Houses	RC	Primary	23,087	SF	13.73	1.00000	5	1.00	0090	3.661		1.0000	50.26	1,160,400
Total Card Land Units					0.53	AC	Parcel Total Land Area					0.53	Total Land Value			1,160,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	06	Conventional	Bsmt Area	675	
Model	01	Residential	Bsmt Type	03	
Grade	07	Very Good	Unfin Area	0.00	Partial
Stories	2.5				
Occupancy	1		<b>CONDO DATA</b>		
Exterior Wall 1	14	Wood Shingle	Parcel Id		C
Exterior Wall 2					B
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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		721,737
Interior Floor 2	09	Pine/Soft Wood	Replace Cost		35,840
Heat Fuel	02	Oil	Year Built		1850
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	03	Central	Depreciation Code		R
Bedrooms	4		Remodel Rating		
Full Baths	2		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	02	Average	Trend Factor		1.000
Kitchen Style	02	Average	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		87
Extra Openings	1		Cns Sect Rcnd		659,100
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	0		Dep Ovr Comment		
FBM Quality			Misc Imp Ovr		
Foundation	04	Brick	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	675		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
SPL2	Ing Pool-Good	L	576	89.00	1980	A	70	C	1.00	35,900
GNR	GENERATOR	L	1	12400.00	2021	A	70	C	1.00	8,700

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,382	1,382	1,382	238.51	329,624
BSM	Basement	0	675	135	47.70	32,199
FOP	Open Porch	0	217	33	36.27	7,871
FUS	Finished Upper Story	1,368	1,368	1,368	238.51	326,284
UAT	Unfinished Attic	0	720	108	35.78	25,759
Ttl Gross Liv / Lease Area		2,750	4,362	3,026		721,737



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		0	No Sewer	0	Paved	0	Average	RESIDNTL	1090		765,000	765,000
		SUPPLEMENTAL DATA		0		Medium			RES LAND		1090	1,160,400
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 3535 Total Acres .53 Chapter Lan GIS ID F_879740_2835710		Cyclical Exemption W District Res Exem Assoc Pid#		9				RESIDNTL	1090	44,600	44,600	
								Total		1,970,000	1,970,000	

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MAZURCZAK MICHAEL J		45279 0328	03-02-2015	Q	I	940,000	00		1090	1,011,200		1090	695,400		
GEUPEL ANN M TT		39069 0043	10-04-2010	U	I	10	1A		1090	28,500		1090	22,200		
GEUPEL ANN M REVOCABLE TRUST		22462 0185	07-22-2002	Q	I	821,000	00	Total		1,648,700	Total		1,237,500		
								Total		1,648,700	Total		1,237,500	Total	1,113,100

EXEMPTIONS			OTHER ASSESSMENTS					This signature acknowledges a visit by a Data Collector or Assessor										
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Total			0.00															

ASSESSING NEIGHBORHOOD					APPRAISED VALUE SUMMARY					
Nbhd	Nbhd Name	B	Tracing	Batch	Appraised Bldg. Value (Card)					765,000
0090					Appraised Xf (B) Value (Bldg)					0
					Appraised Ob (B) Value (Bldg)					44,600
					Appraised Land Value (Bldg)					1,160,400
					Special Land Value					0
					Total Appraised Parcel Value					1,970,000
					Valuation Method					C
					Total Appraised Parcel Value					1,970,000

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	

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	
2	1090	Multi Houses			0.000 AC	0.00	1.00000	0	1.00	0090	3.661		0.0000	0.00	0	
Total Card Land Units					0.00 AC	Parcel Total Land Area					0.53	Total Land Value				0



CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	05	Bungalow	Bsmt Area	440	
Model	01	Residential	Bsmt Type	03	
Grade	03	Average	Unfin Area	0.00	Partial
Stories	1		<b>CONDO DATA</b>		
Occupancy	1		Parcel Id		C
Exterior Wall 1	11	Clapboard			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			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	14	Carpet			138,164
Interior Floor 2			Net Other Adj		5,000
Heat Fuel	03	Gas	Replace Cost		143,163
Heat Type	04	Forced Air-Duc	Year Built		1960
AC Type	03	Central	Effective Year Built		1995
Bedrooms	1		Depreciation Code		G
Full Baths	1		Remodel Rating		
Half Baths	0		Year Remodeled		
Extra Fixtures	0		Depreciation %		26
Total Rooms	1		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	02	Average	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	0		Condition %		
Extra Openings	0		Percent Good		74
Gas Fireplaces	0		Cns Sect Rcnld		105,900
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	440		Cost to Cure Ovr		
			Cost to Cure Ovr Comment		

<b>BAS</b>		<b>FGR</b>	
<b>BSM</b>			
		22	22
20			27

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	440	440	440	180.37	79,363	
BSM	Basement	0	440	88	36.07	15,873	
FGR	Garage	0	594	238	72.27	42,928	
Ttl Gross Liv / Lease Area		440	1,474	766		138,164	

