

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
GIORDANO PAUL & LAUREN			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed	905 DUXBURY, MA
19 REYNOLDS WAY			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	966,800	966,800	
DUXBURY MA 02332		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	526,800	526,800	
Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2604 Total Acres .931 Chapter Lan GIS ID F_878074_2837991		Cyclical 5 Exemption W District Res Exem Assoc Pid#			RESIDNTL	1010	37,100	37,100		
							Total	1,530,700	1,530,700	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
GIORDANO PAUL & LAUREN		55790 267	10-05-2021	Q	I	1,220,000	00	Year	Code	Assessed	Year	Code	Assessed
CORBETT JAMES S		4690 0127	07-07-1979	U	I	149,500	1	2023	1010	674,100	2022	1010	618,900
									1010	626,500		1010	483,000
									1010	25,000		1010	25,000
							Total	1,325,600	Total	1,126,900	Total	979,500	

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				

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-22-14	02-08-2022	RM	Remodel	60,000	08-11-2023	100		RMDL KITCHN/ADD SHED DOR	08-11-2023	SJT	5		00	Measure & Listed
QPO-21-28	11-13-2021	MN	Maintenance	20,000		100	11-13-2021	STRIP & REPLACE 10 SQ VINY	10-08-2020	SJT	10		20	Field Review
BPO-21-480	11-03-2021	MN	Maintenance	3,000		100	11-03-2021	WEATHERIZATION/AIR SEALIN	04-12-2013	VGS			20	Field Review
2015-99	05-26-2015	MN	Maintenance	15,000		100		INSTALL 25 WINDOWS AND 1 D	09-25-1999	REC		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	0080	1.503		1.0002	13.15	526,100	
1	1010	Single Family	RC	Residual	0.013	AC 35,000.00	1.00000	5	1.00	0080	1.503		1.0000	1.26	700	
Total Card Land Units					0.93	AC	Parcel Total Land Area					0.93	Total Land Value			526,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	1590	
Model	01	Residential	Bsmt Type	00	N/A
Grade	11	Prime	Unfin Area	0.00	
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		1,033,630
Interior Floor 2			Replace Cost		77,625
Heat Fuel	02	Oil	Year Built		1977
Heat Type	05	Hot Water	Effective Year Built		2008
AC Type	06	Partial	Depreciation Code		E
Bedrooms	5		Remodel Rating		
Full Baths	3		Year Remodeled		
Half Baths	1		Depreciation %		13
Extra Fixtures	0		Functional Obsol		
Total Rooms	8		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	0		Condition %		
Fireplaces	3		Percent Good		87
Extra Openings	0		Cns Sect Rcnld		966,800
Gas Fireplaces	0		Dep % Ovr		
Sq Ft Fin Bsmt	336		Dep Ovr Comment		
FBM Quality	03	Average	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	2		Cost to Cure Ovr		
Bsmt Area	1590		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
SPL1	Ing Pool - Ave	L	512	64.00	1991	A	70	C	1.00	22,900
PTO	Patio	L	448	15.00	1991	A	70	C	1.00	4,700
FN1	Fence - Chain	L	50	24.00	1991	A	70	C	1.00	800
GNR	GENERATOR	L	1	12400.00	2013	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	1,590	1,590	1,590	314.46	499,991
BSM	Basement	0	1,590	318	62.89	99,998
FUS	Finished Upper Story	1,014	1,014	1,014	314.46	318,862
TDK	Trex Deck	0	340	34	31.45	10,692
TQS	Three Quarter Story	306	408	306	235.85	96,225
UAT	Unfinished Attic	0	168	25	46.79	7,862
Ttl Gross Liv / Lease Area		2,910	5,110	3,287		1,033,630

34
 TDK
 10

TQS
BAS
BSM

17

24

FUS
BAS
BSM

26

39

UAT
BAS
BSM

7

24

