

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
CHRISTENSEN ASHLEY R TRUSTEE			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
MILARDO FAMILY PROTECTION TRU			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	502,300	502,300
15 TORREY LN		<b>SUPPLEMENTAL DATA</b>			RES LAND	1010	527,000	527,000	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2632 Total Acres .92 Chapter Lan GIS ID F_875986_2836705			Cyclical 9 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	2,100	2,100
						Total		1,031,400	1,031,400

905  
 DUXBURY, MA  
**VISION**

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
CHRISTENSEN ASHLEY R TRUSTEE		LCC	129135	09-18-2019	U	I	1	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
MILARDO ROBERT L		LCC63	0	08-29-1980	U	I	125,000	1	2023	1010	376,000	2022	1010	314,400	2021	1010	311,400
										1010	626,900		1010	483,300		1010	402,800
										1010	1,400		1010	1,400		1010	1,400
						Total		1,004,300	Total		799,100	Total		715,600			

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

This signature acknowledges a visit by a Data Collector or Assessor

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card) 502,300  
 Appraised Xf (B) Value (Bldg) 0  
 Appraised Ob (B) Value (Bldg) 2,100  
 Appraised Land Value (Bldg) 527,000  
 Special Land Value 0  
 Total Appraised Parcel Value 1,031,400  
 Valuation Method C

Total Appraised Parcel Value 1,031,400

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0080			

NOTES									

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
										11-03-2016	JLF	10	1	00	Measure & Listed
										04-12-2013	VGS			20	Field Review
										12-09-2006	KP		1	00	Measure & Listed

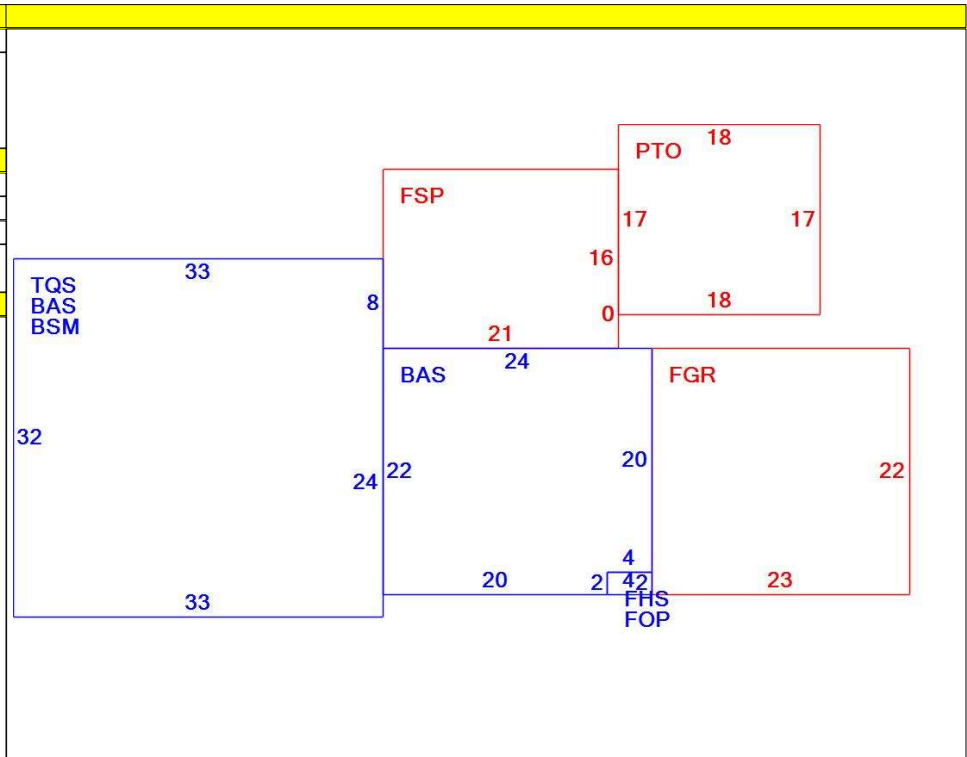
LAND LINE VALUATION SECTION																
B	Use Code	Description	Zone	Land Type	Land Units	Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes	Location Adjustment	Adj Unit P	Land Value	
1	1010	Single Family	RC	Primary	40,075 SF	8.75	1.00000	5	1.00	0080	1.503		1.0000	13.15	527,000	
Total Card Land Units					0.92	AC	Parcel Total Land Area					0.92	Total Land Value			527,000

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1056	
Model	01	Residential	Bsmt Type	04	
Grade	06	Good	Unfin Area	0.00	Full
Stories	1.75				
Occupancy	1				
Exterior Wall 1	14	Wood Shingle			
Exterior Wall 2					
Roof Structure	03	Gable			
Roof Cover	03	Asphalt			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil			
Heat Type	04	Forced Air-Duc			
AC Type	03	Central			
Bedrooms	4				
Full Baths	2				
Half Baths	1				
Extra Fixtures	3				
Total Rooms	7				
Bath Style	02	Average			
Kitchen Style	02	Average			
Extra Kitchens	0				
Fireplaces	1				
Extra Openings	0				
Gas Fireplaces	0				
Sq Ft Fin Bsmt	208				
FBM Quality	03	Average			
Foundation	06	Poured Conc			
Bsmt Garage	0				
Bsmt Area	1056				

CONDO DATA			
Parcel Id	C	Owne	
Adjust Type	Code	Description	Factor%
Condo Flr			
Condo Unit			

COST / MARKET VALUATION			
Net Other Adj	645,331		
Replace Cost	33,495		
Year Built	1961		
Effective Year Built	1995		
Depreciation Code	G		
Remodel Rating			
Year Remodeled			
Depreciation %	26		
Functional Obsol			
External Obsol			
Trend Factor	1.000		
Condition			
Condition %			
Percent Good	74		
Cns Sect Rcnld	502,300		
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
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	1995	A	70	C	1.00	2,100

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	1,576	1,576	1,576	225.01	354,617
BSM	Basement	0	1,056	211	44.96	47,477
FGR	Garage	0	506	202	89.83	45,452
FHS	Finished Half Story	4	8	4	112.51	900
FOP	Open Porch	0	8	1	28.13	225
FSP	Screened Porch	0	336	67	44.87	15,076
PTO	Patio	0	306	15	11.03	3,375
TQS	Three Quarter Story	792	1,056	792	168.76	178,209
Ttl Gross Liv / Lease Area		2,372	4,852	2,868		645,331

