

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
TEDESCHI TIMOTHY N TT			0 Water	0 Cul-De-Sac	0 Average	Description	Code	Appraised	Assessed
HERON WAY NOMINEE TRUST			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	1,591,400	1,591,400
20 HERON WAY		SUPPLEMENTAL DATA			0 Light	RES LAND	1010	800,500	800,500
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 5698 Total Acres 1.481 Chapter Lan GIS ID F_878217_2839228			Cyclical 5 Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	51,700	51,700
						Total		2,443,600	2,443,600

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)								
TEDESCHI TIMOTHY N TT		14511 0324	07-15-1996	U	I	1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
HERON WAY NOMINEE TRUST		14511 0324	07-15-1996	U	V	1	1F	2023	1010	1,209,800	2022	1010	1,106,700	2021	1010	886,400
JANNETTY LOUIS M		10321 0195	06-11-1991	Q	V	175,000	00		1010	792,000		1010	708,200		1010	668,600
									1010	33,100		1010	33,100		1010	26,800
						Total		2,034,900	Total		1,848,000	Total		1,581,800		

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

This signature acknowledges a visit by a Data Collector or Assessor

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	1,591,400
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	51,700
Appraised Land Value (Bldg)	800,500
Special Land Value	0
Total Appraised Parcel Value	2,443,600
Valuation Method	C
Total Appraised Parcel Value	2,443,600

ASSESSING NEIGHBORHOOD			
Nbhd	Nbhd Name	B	Tracing
0094			

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
BP-2012-00	04-09-2012	BP	Bldg Permit	27,000		100		Construct a 15'x31.75 Utility Stru					10-08-2020	SJT	10		20	Field Review
147	07-12-2010	MS	Miscellaneous	36,000		100		8' HEIGHT FENCE 120'L					04-12-2013	VGS			20	Field Review
325	10-15-2007	AD	Addition	20,000		100		44'ADD TO KITCH&RM					09-06-2012	KP	6		30	Quality Control
12304	05-07-1992	NC	New Construct	21,000	11-06-1992	100		GUNITE POOL/HEATED					08-12-2008	KP-		1	00	Measure & Listed
12049	12-27-1991	NC	New Construct		11-06-1992	100		2STY W/ELLS,ATT GAR										

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	PD	Primary	40,000	SF 8.75	1.00000	5	1.00	0094	1.978		V110	1.1000	19.04	761,500
1	1010	Single Family	PD	Residual	0.563	AC 35,000.00	1.00000	5	1.00	0094	1.978			1.0000	1.59	39,000
Total Card Land Units					1.48	AC	Parcel Total Land Area					1.48	Total Land Value			800,500

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	2039	
Model	01	Residential	Bsmt Type	04	
Grade	10	Custom +	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C
Exterior Wall 2					B
Roof Structure	04	Hip	Adjust Type	Code	Description
Roof Cover	11	Slate	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			1,703,442
Interior Floor 2			Net Other Adj		84,665
Heat Fuel	02	Oil	Replace Cost		1,788,107
Heat Type	05	Hot Water	Year Built		1991
AC Type	03	Central	Effective Year Built		2010
Bedrooms	5		Depreciation Code		E
Full Baths	4		Remodel Rating		
Half Baths	2		Year Remodeled		
Extra Fixtures	4		Depreciation %		11
Total Rooms	13		Functional Obsol		
Bath Style	03	Modern	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	3		Condition %		
Extra Openings	1		Percent Good		89
Gas Fireplaces	0		Cns Sect Rcnld		1,591,400
Sq Ft Fin Bsmt	288		Dep % Ovr		
FBM Quality	03	Average	Dep Ovr Comment		
Foundation	06	Poured Conc	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	2039		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
SPL2	Ing Pool-Good	L	600	89.00	1995	A	70	C	1.00	37,400
PTO	Patio	L	400	15.00	2000	A	70	C	1.00	4,200
SHD1	Shed	L	96	21.00	2000	A	70	C	1.00	1,400
GNR	GENERATOR	L	1	12400.00	2014	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	2,251	2,251	2,251	248.46	559,283
BSM	Basement	0	2,039	408	49.72	101,372
CTH	Cathedral Ceiling	0	120	12	24.85	2,982
DCK	Deck	0	76	8	26.15	1,988
FGR	Garage	0	1,416	566	99.31	140,628
FHS	Finished Half Story	684	1,368	684	124.23	169,947
FNS	Finished 90% Story	842	936	842	223.51	209,203
FOP	Open Porch	0	144	22	37.96	5,466
FUS	Finished Upper Story	2,029	2,029	2,029	248.46	504,125
PTO	Patio	0	684	34	12.35	8,448
Ttl Gross Liv / Lease Area		5,806	11,063	6,856		1,703,442

