

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT					
CIRINCIONE NOAH A & ABIGAIL R TT		0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed
CIRINCIONE FAMILY TRUST		0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	596,200	596,200
278 WASHINGTON ST		SUPPLEMENTAL DATA				0	Light	RES LAND	1010	1,282,700	1,282,700
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 4021 Total Acres .928 Chapter Lan				Cyclical 9 Exemption W District Res Exem		RESIDNTL	1010	149,700	114,000
GIS ID F_880433_2837640		Assoc Pid#		Total				2,028,600		1,992,900	

VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)					
CIRINCIONE NOAH A & ABIGAIL R TT		51446 132	07-31-2019	Q	I	1,200,000	00	Year	Code	Assessed	Year	Code	Assessed
SULLIVAN JOSEPH J		40114 0306	07-12-2011	U	I	1	1F	2023	1010	592,000	2022	1010	533,600
SULLIVAN JOSEPH J JR		39893 0098	05-02-2011	Q	I	1,215,000	00		1010	1,118,900	2021	1010	761,300
SOLBERG P MARCIA G		32747 0027	05-26-2006	U	I	100	1A		1010	121,500		1010	121,500
SOLBERG PAUL G		20541 0047	09-17-2001	U	I	1	1F	Total		1,832,400	Total		1,416,400
								Total		1,254,200	Total		1,254,200

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
0090				

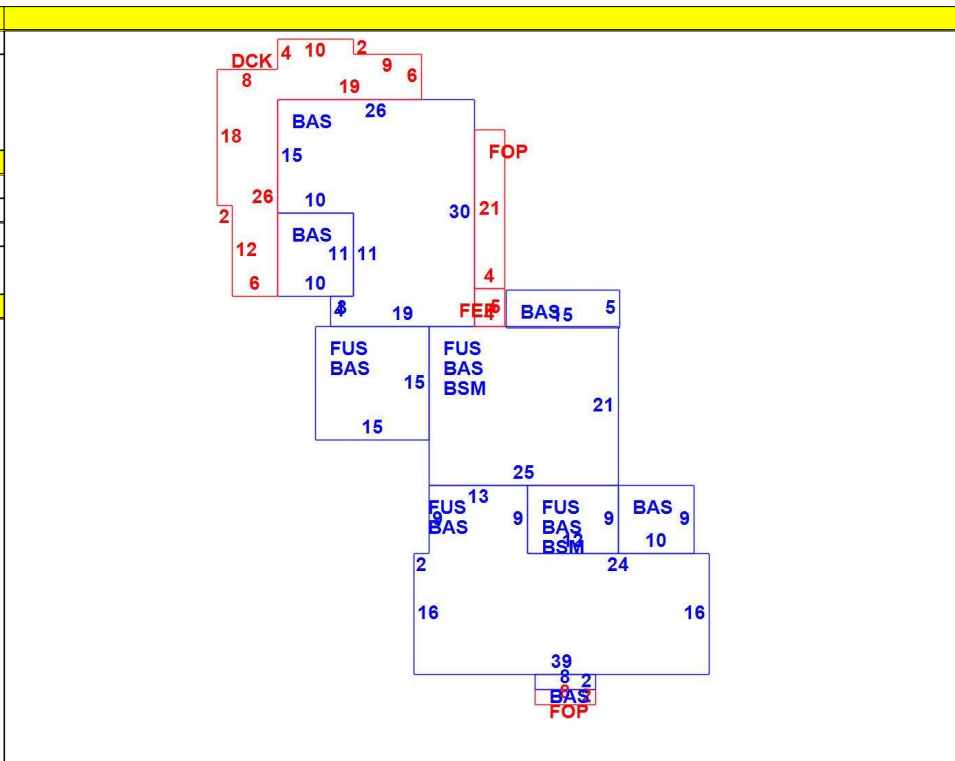
APPRAISED VALUE SUMMARY			
Appraised Bldg. Value (Card)	596,200		
Appraised Xf (B) Value (Bldg)	0		
Appraised Ob (B) Value (Bldg)	149,700		
Appraised Land Value (Bldg)	1,282,700		
Special Land Value	0		
Total Appraised Parcel Value	2,028,600		
Valuation Method	C		
Total Appraised Parcel Value	2,028,600		

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-21-234	05-24-2021	BP	Bldg Permit	77,000		100	02-09-2022	Create new kitchen in existing Fa	06-09-2020	SJT	5		20	Field Review
BP-20-60	03-17-2020	SP	Solar Panels	42,438	06-09-2020	100	06-05-2020	INSTALL 34 ROOFTOP SOLAR	09-25-2019	SJT	10		00	Measure & Listed
QP-19-203	08-30-2019	MN		22,500		100	09-26-2019	Strip ReRoof	04-12-2013	VGS			20	Field Review
14387	02-25-1997	NC	New Construct	120,000	11-28-1997	100		23FT DORMER&REROFGAR	10-01-2012	KP	6		30	Quality Control
									09-03-2008	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	1010	Single Family	RC	Primary	40,000 SF	8.75	1.00000	5	1.00	0090	3.661		1.0000	32.04	1,281,400	
1	1010	Single Family	RC	Residual	0.010 AC	35,000.00	1.00000	5	1.00	0090	3.661		1.0000	2.98	1,300	
Total Card Land Units					0.93 AC	Parcel Total Land Area					0.93	Total Land Value				1,282,700

CONSTRUCTION DETAIL **CONSTRUCTION DETAIL (CONTINUED)**

Element	Cd	Description	Element	Cd	Description
Style	11	Antique	Bsmt Area	633	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very Good	Unfin Area	0.00	Full
Stories	2				
Occupancy	1		CONDO DATA		
Exterior Wall 1	11	Clapboard	Parcel Id		C Ownr
Exterior Wall 2					B S
Roof Structure	04	Hip	Adjust Type	Code	Description Factor%
Roof Cover	03	Asphalt	Condo Flr		
Interior Wall 1	05	Drywall	Condo Unit		
Interior Wall 2			COST / MARKET VALUATION		
Interior Floor 1	12	Hardwood			840,430
Interior Floor 2			Net Other Adj		49,440
Heat Fuel	02	Oil	Replace Cost		889,870
Heat Type	04	Forced Air-Duc	Year Built		1830
AC Type	03	Central	Effective Year Built		1988
Bedrooms	5		Depreciation Code		A
Full Baths	3		Remodel Rating		
Half Baths	1		Year Remodeled		
Extra Fixtures	2		Depreciation %		33
Total Rooms	12		Functional Obsol		
Bath Style	02	Average	External Obsol		
Kitchen Style	03	Modern	Trend Factor		1.000
Extra Kitchens	0		Condition		
Fireplaces	4		Condition %		
Extra Openings	2		Percent Good		67
Gas Fireplaces	0		Cns Sect Rcnd		596,200
Sq Ft Fin Bsmt	0		Dep % Ovr		
FBM Quality			Dep Ovr Comment		
Foundation	04	Brick	Misc Imp Ovr		
Bsmt Garage	0		Misc Imp Ovr Comment		
Bsmt Area	633		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	552	21.00	1980	A	70	C	1.00	8,100
FGR1	Garage - 1 Sto	L	684	52.00	1975	F	55	C	1.00	19,600
SPL2	Ing Pool-Good	L	950	89.00	2013	G	85	C	1.00	71,900
SPL3	Ing Hot Tub	L	64	72.00	2013	G	85	C	1.00	3,900
SLR	Solar Panels	L	34	1050.00	2020	A	100	C	1.00	35,700
GNR	GENERATOR	L	1	12400.00	2021	G	85	C	1.00	10,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	2,532	2,532	2,532	194.54	492,585
BSM	Basement	0	633	127	39.03	24,707
DCK	Deck	0	350	35	19.45	6,809
FEP	Finished Enclosed Porch	0	20	12	116.73	2,335
FOP	Open Porch	0	100	15	29.18	2,918
FUS	Finished Upper Story	1,599	1,599	1,599	194.54	311,076
Ttl Gross Liv / Lease Area		4,131	5,234	4,320		840,430

