

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT			
BIAGINI RICHARD B			0 Water	0 Two-Way	0 Average	Description	Code	Appraised	Assessed
BIAGINI MARSHA			0 No Sewer	0 Paved	0 Average	RESIDNTL	1010	598,200	598,200
34 PARTRIDGE RD		SUPPLEMENTAL DATA			RES LAND	1010	1,148,800	1,148,800	
DUXBURY MA 02332		Alt Prcl ID Scnd Home Tax Class T Tot Fin Area 2783 Total Acres .505 Chapter Lan GIS ID F_879815_2836738			Cyclical Exemption W District Res Exem Assoc Pid#	RESIDNTL	1010	8,700	8,700
						Total		1,755,700	1,755,700

905
 DUXBURY, MA
VISION

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)						
BIAGINI RICHARD B		LCC 91617	06-27-1997	Q	I	310,000	00	Year	Code	Assessed	Year	Code	Assessed	
								2023	1010	447,400	2022	1010	340,700	
									1010	1,003,100		1010	692,300	
									1010	6,300		1010	565,200	
						Total		1,456,800	Total		1,033,000	Total		901,700

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
0090			Batch

APPRAISED VALUE SUMMARY	
Appraised Bldg. Value (Card)	598,200
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	8,700
Appraised Land Value (Bldg)	1,148,800
Special Land Value	0
Total Appraised Parcel Value	1,755,700
Valuation Method	C
Total Appraised Parcel Value	1,755,700

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-20-976	04-29-2021 03-10-2003	AD AD	Addition Addition	36,500 130,000	04-11-2022 02-09-2004	100 100		Build a 1 story 8x12 addition to in ADD,PORCH,FIN BSMT	10-05-2021 05-19-2021 08-18-2020 04-12-2013 02-09-2004	SJT SJT SJT VGS KP-	5 5 20 20		01 01 20 20 00	Measure - No Entry Measure - No Entry Field Review Field Review 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	22,000 SF	14.26	1.00000	5	1.00	0090	3.661	ROW/BROOK		1.0000	52.22	1,148,800
Total Card Land Units					0.51	AC	Parcel Total Land Area					0.51	Total Land Value			1,148,800

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	04	Cape Cod	Bsmt Area	1722	
Model	01	Residential	Bsmt Type	04	
Grade	07	Very 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	10	Wood Shingle			
Interior Wall 1	05	Drywall			
Interior Wall 2					
Interior Floor 1	12	Hardwood			
Interior Floor 2					
Heat Fuel	02	Oil	Net Other Adj		781,112
Heat Type	04	Forced Air-Duc	Replace Cost		38,400
AC Type	03	Central	Year Built		819,512
Bedrooms	3		Effective Year Built		1950
Full Baths	3		Depreciation Code		1994
Half Baths	0		Remodel Rating		G
Extra Fixtures	0		Year Remodeled		
Total Rooms	8		Depreciation %		27
Bath Style	02	Average	Functional Obsol		
Kitchen Style	02	Average	External Obsol		
Extra Kitchens	0		Trend Factor		1.000
Fireplaces	1		Condition		
Extra Openings	0		Condition %		
Gas Fireplaces	0		Percent Good		73
Sq Ft Fin Bsmt	288		Cns Sect Rcnld		598,200
FBM Quality	05	Living Area	Dep % Ovr		
Foundation	06	Poured Conc	Dep Ovr Comment		
Bsmt Garage	1		Misc Imp Ovr		
Bsmt Area	1722		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
GNR	GENERATOR	L	1	12400.00	2018	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	1,946	1,946	1,946	247.34	481,331
BSM	Basement	0	1,850	370	49.47	91,517
FOP	Open Porch	0	36	5	34.35	1,237
TQS	Three Quarter Story	837	1,116	837	185.51	207,027
Ttl Gross Liv / Lease Area		2,783	4,948	3,158		781,112

