

CURRENT OWNER				TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT							
LOCHIATTO KENNETH TT MARRA LOCHIATTO GST LEGACY T 371 SEDGWICK CT				0	Water	0	Private	0	Average	Description	Code	Appraised	Assessed		
				0	No Sewer	0	Paved	0	Average	RESIDNTL	1010	2,488,000	2,488,000		
				<b>SUPPLEMENTAL DATA</b>				0	Light	0		RES LAND	1010	4,255,300	4,255,300
NAPLES FL 34108				Alt Prcl ID				Cyclical	9	RESIDNTL	1010	124,300	124,300		
				Scnd Home 500586				Exemption							
				Tax Class T				W				W			
				Tot Fin Area 6005				District							
				Total Acres 2.724				Res Exem							
Chapter Lan				Assoc Pid#											
GIS ID F_880791_2836966								Total				6,867,600	6,867,600		

**VISION**

905  
DUXBURY, MA

RECORD OF OWNERSHIP							BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)										
LOCHIATTO KENNETH TT							56586	250	03-22-2022	U	I	10	1A	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
LOCHIATTO KENNETH							41931	0284	09-12-2012	Q	I	2,095,000	00	2023	1010	1,944,600	2022	1010	1,809,500	2021	1010	1,514,400	
LOCHIATTO MARRA TT							49521	0218	02-21-2008	U	I	10	1A		1010	4,267,000		1010	2,904,100		1010	2,453,700	
LORING RICHARD A							13152	0234	10-19-1994	U	I	1	1F		1010	78,300		1010	78,300		1010	72,300	
							Total						Total		6,289,900		Total		4,791,900		Total		4,040,400

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor												
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int												
Total			0.00																	

ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY												
Nbhd	Nbhd Name	B	Tracing	Batch												
0090					Appraised Bldg. Value (Card)						2,488,000					
					Appraised Xf (B) Value (Bldg)						0					
					Appraised Ob (B) Value (Bldg)						124,300					
					Appraised Land Value (Bldg)						4,255,300					
					Special Land Value						0					
					Total Appraised Parcel Value						6,867,600					
					Valuation Method						C					
					Total Appraised Parcel Value						6,867,600					

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
2016-121	04-25-2016	BP	Bldg Permit	92,000	06-02-2017	100		INSTALL A 20' X 38' INGRD HEA		03-25-2019	SJT	5		01	Measure - No Entry
2016-35	02-03-2016	NC	New Construct	1,802,500	06-02-2017	100		SINGLE FAMILY 1ST FL 3490', 2		05-16-2018	JLF	5		01	Measure - No Entry
99	04-23-2007	RM	Remodel	10,000		100		MASTER BATHRM 8X10		06-02-2017	JLF	5		00	Measure & Listed
150	05-02-2005	MS	Miscellaneous	21,000		100		REMOVE/REBUILD DECK		04-29-2016	JLF			00	Measure & Listed
32	02-02-2004	MS	Miscellaneous	5,500	10-02-2004	100		12 X 16 UTILITY BLDG		04-12-2013	VGS			20	Field Review
20000064	03-13-2000	MN	Maintenance	6,000		100		REROOF		10-01-2012	KP	6		30	Quality Control
14704	10-21-1997	RM	Remodel	10,000	05-20-1998	100		RENOVAT 2ND FLR BATH		10-02-2004	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	40,000	SF	8.75	1.00000	5	1.00	0090	3.661	WTR FRONT+MARSH	W325	3.2500	104.12	4,164,600	
1	1010	Single Family	RC	Residual	0.641	AC	35,000.00	1.00000	5	1.00	0090	3.661			1.0000	2.94	82,100	
1	1010	Single Family	RC	Undevelop	1.180	AC	2,000.00	1.00000	0	1.00	0090	3.661			1.0000	0.17	8,600	
Total Card Land Units					2.74	AC	Parcel Total Land Area					2.74	Total Land Value					4,255,300

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	03	Colonial	Bsmt Area	3226	
Model	01	Residential	Bsmt Type	04	
Grade	13	Prime++	Unfin Area	926.00	Full
Stories	1.9		<b>CONDO DATA</b>		
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	10	Wood Shingle	Condo Flr		
Interior Wall 1	03	Plaster	Condo Unit		
Interior Wall 2			<b>COST / MARKET VALUATION</b>		
Interior Floor 1	12	Hardwood	Net Other Adj		2,383,340
Interior Floor 2			Replace Cost		2,646,789
Heat Fuel	03	Gas	Year Built		2016
Heat Type	04	Forced Air-Duc	Effective Year Built		2015
AC Type	03	Central	Depreciation Code		A
Bedrooms	5		Remodel Rating		
Full Baths	5		Year Remodeled		
Half Baths	2		Depreciation %		6
Extra Fixtures	3		Functional Obsol		
Total Rooms	10		External Obsol		
Bath Style	03	Modern	Trend Factor		1.000
Kitchen Style	03	Modern	Condition		
Extra Kitchens	1		Condition %		
Fireplaces	1		Percent Good		94
Extra Openings	1		Cns Sect Rcnld		2,488,000
Gas Fireplaces	1		Dep % Ovr		
Sq Ft Fin Bsmt	2300		Dep Ovr Comment		
FBM Quality	05	Living Area	Misc Imp Ovr		
Foundation	06	Poured Conc	Misc Imp Ovr Comment		
Bsmt Garage	0		Cost to Cure Ovr		
Bsmt Area	3226		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
DCK	Dock	L	385	45.00	2000	E	100	B	1.50	26,000
GNR	GENERATOR	L	1	12400.00	2018	E	100	B	1.50	18,600
SHD1	Shed	L	195	21.00	2018	E	100	B	1.50	6,100
SPL1	Ing Pool - Ave	L	760	64.00	2017	G	85	B	1.50	62,000
PERG	PERGOLA	L	220	35.00	2018	E	100	B	1.50	11,600

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	3,226	3,226	3,226	328.87	1,060,943
BAY	Bay	0	14	0	0.00	0
BSM	Basement	0	3,226	645	65.75	212,123
DCK	Deck	0	1,897	190	32.94	62,486
FGR	Garage	0	780	312	131.55	102,608
FNS	Finished 90% Story	2,779	3,088	2,779	295.96	913,937
FOP	Open Porch	0	147	22	49.22	7,235
PTO	Patio	0	1,463	73	16.41	24,008
Ttl Gross Liv / Lease Area		6,005	13,841	7,247		2,383,340

